



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

MEETING AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
[Friday, June 13, 2008](#)**

The **STATE PUBLIC WORKS BOARD** will meet on
[Friday June 13, 2008, at 10:00 a.m. in Room 113,](#)
State Capitol, Sacramento, California.

In accordance with provisions of Section 11125 of the
Government Code, a copy of the Agenda is attached.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Friday
June 13, 2008
10:00 a.m.
Room 113

915 L Street
Sacramento, California

I. Roll Call

Michael C. Genest, Director, Department of Finance
Will Bush, Director, Department of General Services
Will Kempton, Director, Department of Transportation
John Chiang, State Controller
Bill Lockyer, State Treasurer

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Patrick W. Henning, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Senator Darrell Steinberg, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Carole Migden, Legislative Advisor

II. Approval of minutes from the [May 9, 2008](#) meeting
Report on conditional approvals of last meeting.

III. Bond Items	Page 3
IV. Consent Items	Page 4
V. Action Items	Page 95
VI. Other Business	Page 103
VII. Reportables	Page 103

BOND ITEM

NONE

CONSENT ITEM

CONSENT ITEM – 1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW PORTERVILLE COURT, TULARE COUNTY
AOC Facility No. 5411

Authority: Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037(8)

Authorize site selection

CONSENT ITEM

STAFF ANALYSIS – ITEM

Judicial Council of California
New Porterville Court, Tulare County

Action Requested

The action requested will authorize site selection.

Scope Description

This project is within scope. This request will authorize the site selection of two adjacent parcels totaling approximately 7.43 acres in the City of Porterville, Tulare County for purposes of constructing a new courthouse with secure parking and a partial basement that will provide secure parking spaces for judges and court staff. The new courthouse will house nine courtrooms designed for five additional new judgeships and when constructed, contain approximately 90,000 gross square feet of building area.

Funding and Cost Verification

This project is within cost. Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037(8) provides \$4.426 million for land acquisition and due diligence costs. This property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 26, 2008.

Condition of Property

On Tuesday, March 25, 2008, Department of General Services - Environmental Services Section (DGS/ESS) personnel conducted a Condition of Property site visit at a 7.43 acre site that may be used to construct a new Porterville Courthouse in Tulare County. Prior to the site visit, a Phase 1 Environmental Site Assessment, prepared by Tetra Tech EM, Inc., dated February 26, 2008, was reviewed. The site is entirely flat and is located within the City and currently used as a baseball field and fairground site. The site is improved with bleachers, fencing, field lights, restroom buildings, barns and canopied areas. The Phase 1 Environmental Site Assessment cited three - 55 gallon drums on the property used for diesel storage. The three drums are still on site and are currently empty. They are rusty with one of the drums bent and bulging. According to the caretaker that was on the property, the drums are filled periodically with diesel and gas and are used to fill fairgrounds equipment and vehicles. No staining of soil was observed at the location of the drums; however, they should be replaced with environmentally acceptable containers. The various barns and buildings, because of their age, are suspected to have lead based paints. Proper protocol should be taken during demolition of these structures. No other environmental conditions were observed during the site visit. The property appears compatible with its intended use as a courthouse location.

Other:

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California (JCC).
- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- Prior to a future transfer of title of the property to the State, the City will clear the site of the structures and equipment. As such, the three diesel drums identified in both the Phase I and DGS/ESS staff will be removed. Additionally, any chemical exposure (including lead, asbestos, and TPHs) resulting from the demolition and removal of these structures will be addressed by both the City and the AOC. Moreover, the AOC will conduct the Phase II assessment of site as part of the policy for acquisition of new property. This Phase II will be focused on the identification of any adverse impacts.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW SAN BERNARDINO COURTHOUSE
SAN BERNARDINO COUNTY
AOC Facility Number 36-R1

Authority: Chapters 171 and 172, Budget Act of 2007, Item 0250-301-3037(6)

Authorize acquisition

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of General Services
Judicial Council of California
New San Bernardino Courthouse

Action Requested

The requested action will authorize acquisition.

Scope Description

This project is within scope. The project provides for the acquisition of land for the construction of a new courthouse in the City of San Bernardino, San Bernardino County. This request will authorize the Judicial Council of California (“the Council”) to acquire approximately eight (8) acres of land from the Redevelopment Agency of the City of San Bernardino (“City RDA”) for the purchase price of one dollar (\$1.00). The project provides for the acquisition of land and the construction of a new courthouse for operation of the Superior Court. The project is located across the street from the existing San Bernardino County Courthouse Facilities within the “downtown area” at 247 West 3rd Street in San Bernardino, California.

The new 12 story building, when completed, will provide an approximate 356,000 square foot courthouse with up to thirty-six (36) courtrooms, a basement of approximately 57,000 square

feet, where in-custody detainee holding facilities will be located, support space for staff, secure parking and a sally port. The new courthouse will consolidate court operations from nine court facilities, seven of which will be vacated, and will relieve the court's current space shortfall, increase security, and replace inadequate and obsolete County owned buildings in the downtown area of the City of San Bernardino. It will primarily support felony, misdemeanor, juvenile delinquency and family law functions.

Funding and Cost Verification

This project is within cost. Chapter 171/172, Budget Act of 2007, Item 0250-301-3037(6) provides \$4,774,000 for acquisition. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

An initial study was prepared for the project pursuant to the provisions of the California Environmental Quality Act and a Mitigated Negative Declaration was made as condition of the approval of the project. A mitigation monitoring plan was adopted, and it was determined that the project will not have a significant effect on the environment. The Council as lead agency approved the project on May 7, 2008. A Notice of Determination was filed with State Clearinghouse on May 7, 2008, and the waiting period expired on June 6, 2008.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2009

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the New San Bernardino Courthouse property on November 20, 2007. This approximately 8 acre parcel is located at 247 West 3rd Street in the City of San Bernardino. Title is vested in the Redevelopment Agency of the City of San Bernardino.

The property is surrounded by the County of San Bernardino ("County") government buildings and parking lots, a municipal park, a creek bed and other multi-story commercial buildings. The local topography is relatively flat, generally sloping from northwest to southeast. The site is located adjacent to Warm Creek, which flows along the southeast corner of the property, to the southwest and flows to the Santa Ana River located approximately one mile to the south. The property consists of a paved parking lot on the north side of the parcel and an un-paved compacted soil and gravel vacant lot on the south side. A chain link and razor wire fence surrounds the vacant land. An open metal gate is located on the southern boundary and near this gate are two gravel piles. Several vehicles were parked on the northern portion of the vacant lot. On the northwest side of the vacant lot is a 20 foot by 8 foot modular office trailer. Near the southwest corner is a metal 20 foot by 8 foot storage unit. There are eight mature trees scattered throughout the vacant lot. Along the property boundary near the creek, is some litter and debris that should be removed. There is also an opening in a metal fence that accesses a transient camp near the creek. The fence needs to be repaired.

According to a Phase I Environmental Site Assessment ("Phase I"), completed in October 2007, historical property uses included an auto service, auto wrecking, and auto body paint facilities located on the northwest and southwest portions of the site as early as 1950, which remained in place until 1959 (auto repair/painting) and 1961 (auto wrecking). No fueling uses appear to be associated with these previous industrial activities. Therefore, it is unlikely that chemical releases resulting from the repair and painting services, if they occurred, would have migrated

beyond the shallow soil. The site has also undergone significant excavation and refill events as a result of building demolitions and construction. The property was acquired by Caltrans in the late 1950's and the agency constructed a facility on site which included a motor pool fueling station. There were previously four tanks on site that were used for waste oil and diesel and gasoline storage. These tanks were removed some time ago and the facility was demolished approximately six or seven years ago. At this time, the property was over-excavated and replaced with consolidated fill material and the asphalt parking lot. The ESA notes that the historical presence of the auto repair, wrecking, and paint services and the Caltrans facility are not considered as Recognized Environmental Conditions, but their former location should be noted if future excavation occurs in these areas. No new concerns were identified in this site visit.

On April 29, 2008, ESS staff reviewed the Phase II Limited Subsurface Investigation Summary of Findings ("Phase II") completed by Environmental Resources Management (ERM) firm on April 25, 2008. This Phase II report was recommended based upon previous activities on the site. The Phase II found that one soil sample exhibited chemical concentrations for soluble lead higher than the Soluble Threshold Limit Concentration (STLC). No other soil samples exhibited a significant level for tested chemicals. Because only one sample exhibited a soluble lead threshold higher than the STLC standard, it is thought to be irregular. The Council requested an additional soil sample to be taken in this subject area.

On May 3, 2008, the AOC conducted follow-up "step out" soil sampling around the area of concern. The Environmental Contractor, ERM Incorporated, collected a total of nine (9) samples of a State certified soluble lead analysis. Based on the results, it is concluded that the soluble lead contamination is localized within a 150 square foot area and the source of contamination is undetermined. Based on past and current site conditions, likely potential sources of the contamination could either be from the historic underground storage tank (UST) or may be from imported soil used for grading prior to the installation of the paved parking lot in 2006.

AOC has requested that the City RDA deliver the future courthouse site free from all known hazardous chemical contamination. The level of soluble lead found makes the soil hazardous waste, as defined by the Resource Conservation and Recovery Act. It must be disposed following the State and Federal regulations. Negotiations are underway with the City RDA to conduct the clean-up and provide certified documentation that all hazardous waste is removed from the site and disposed of at a regulated facility.

Other:

- The State Public Works Board approved this project for site selection on December 14, 2007.
- Transfer of responsibility of the existing San Bernardino County Courthouse Facilities from the County to the State was completed June 30, 2007.
- Pertinent terms and provisions of the Property Acquisition Agreement ("PAA") are as follows:
 - a) Due to the proposed location of the new courthouse building on the site, it will be necessary for the City RDA to relocate the existing sewer line on the property at their sole cost and expense to a location that is mutually agreed to by the City RDA and the Council prior to close of escrow. The City RDA will provide the Council with a site plan that indicates the proposed new location of the sewer line that will require an approval in writing by the Council. If the new sewer line is relocated on the courthouse site, the State will grant an easement to the City RDA to perfect the location of the sewer line. The close of escrow will occur on or about July 1, 2009, due to the work the City RDA will complete on the sewer line. This will allow the City RDA to be responsible for the work to be completed and for any issues that arise as a result of the work.

- b) In the event that the Council fails to commence construction of the courthouse project by the "Construction Commencement Date" which is within five (5) years from the close of escrow, the City RDA may elect to repurchase the property for the purchase price of one dollar (\$1.00).
 - c) The City RDA has one existing license agreement and one existing lease agreement that the Council will take title subject to at close of escrow. The license agreement is with the County ("County Parking Agreement") for the purpose of constructing parking lot improvements for general public and staff use and for use as public parking in support of the existing San Bernardino County Courthouse Facilities located north of the new courthouse site. The lease is with Stronghold Engineering, Inc. for the purpose of a construction lay down yard for undertaking seismic retrofitting and remodeling of the existing San Bernardino County Courthouse. The City RDA will provide the Council with a letter of understanding that will identify the existing license and lease agreements, and will clarify that the license with the County will terminate upon close of escrow and that the Council may choose to enter into a new license agreement with the County at that time. It will also clarify that the Council will be the successor in interest to the lease between the City RDA and Stronghold Engineering, Inc. upon close of escrow.
 - d) The Council may allow the County to occupy the parking lot until commencement of construction on the new courthouse begins. Pursuant to the County Parking Agreement, and the PAA, the County is required to remove all parking lot improvements upon not less than sixty (60) days notice at their sole cost and expense.
 - e) The PAA does not include the State's standard indemnification language. However, the City RDA does indemnify the State for release of any hazardous substances occurring during their fee ownership of the property. The City RDA has agreed pursuant to a letter from their Director to remediate the known lead contaminated soil and cover all costs associated with the clean-up in accordance with the PAA. A thorough due diligence was completed which included a DGS, ESS site visit and review of the Phase I and Phase II reports. It does not appear that there are any additional environmental conditions that would pose exceptional risk to the State.
- The project will provide 40 secure parking spaces in the building's basement for Superior Court staff, and approximately 385 surface parking spaces for staff, jurors and visitors. Approximately 1,000 parking spaces will continue to be available at the existing surface parking lots shared with the County.
 - The PAA will require delivery of title to the property free and clear of any mortgages or liens
 - There is no relocation assistance involved with this project.
 - There is no implied dedication involved with this project.

Staff Recommendation: Authorize acquisition.

CONSENT ITEM

CONSENT ITEM – 3

JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW SUSANVILLE COURTHOUSE - RIVERSIDE SITE
LASSEN COUNTY
JCC Parcel Number 18-C1

Authority: Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037(1.5)

Authorize site selection

CONSENT ITEM

STAFF ANALYSIS – ITEM

Judicial Council of California
New Susanville Courthouse - Skyline Site
Lassen County

Action requested

The requested action will authorize site selection.

Scope Description

This project is within scope. The project provides for the site acquisition of land required for the construction of a new three courtroom courthouse with secure parking for judicial officers and staff, and surface parking in the city of Susanville, Lassen County. This action will authorize site selection of an approximate 5.4-acre parcel assembled from four smaller parcels. These four parcels are located on a street near downtown Susanville comprised of multiple public offices and newer commercial development designated for future and commercial expansion by the city. The subject property is also serviced by two main highways thereby making it easily accessible to the public. The site was selected and considered on the basis of its conformance to guidelines established by legislation and JCC requirements in terms of size, location, accessibility, and costs.

Funding and Cost Verification

This project is within cost. Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037(1.5) provides \$1,478,000 for the acquisition of fee simple interest. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations, the JCC, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is October 30, 2008.

Condition of Property

On May 15, 2008, staff from the Department of General Services (DGS), Environmental Services Section (DGS/ESS) conducted a site visit to the Riverside Drive site, which is being considered by the JCC to build a new courthouse facility in Susanville, CA. The Riverside Drive site consists of two properties that together would create approximately 5.43 acres. They are contiguous to each other and known as the Thurman Family Trust property (3.57 acres) and the Ridenoure property (1.86 acres). The site is located near the downtown area of Susanville bordered by Riverside Drive and Grove Streets. The site is a vacant lot and is surrounded by mixed residential, industrial, and commercial uses. An Environmental Site Assessment, Phase I of the parcels, was completed on April 24, 2008 by Tetra Tech, San Francisco, CA. The Phase I reports were reviewed by DGS/ESS staff and found to be in accordance with the standards established under the American Society of Testing Materials (ASTM), Standard Practice E 1527-05. Neither properties revealed the evidence of recognized environmental conditions (RECs); however, and the Phase I reports did identify additional investigation is warranted to determine if the existing contamination at the site of a former underground storage tank (UST), 150 feet southwest of the site and an underground septic tank, located on the west portion of the Ridenoure property. The DGS/ESS staff agrees with this recommendation. Further investigation should be conducted during the review pursuant to the California Environmental Quality Act (CEQA) process and prior to acquisition of the properties. In addition, debris piles were observed consisting of metal scraps and should be removed.

Other:

- The proposed sites meet the size, location, and compatibility requirements of the JCC.
- The properties are vacant and unimproved.
- There is no relocation assistance involved with this project.
- The purchase price will not exceed the estimated fair market value as determined by a DGS approved appraisal.
- DGS Environmental Services staff have toured both properties and reported no due diligence issues that would prevent the site selection of the properties.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
LYONS RANCH EAST ACQUISITION PROJECT, EL DORADO COUNTY
CTC Project Number AR CTC507, DGS Parcel Number 10526

*Authority: Chapters 47 and 48, Statutes of 2006, Item 3125-301-6029
Chapters 171 and 172, Statutes of 2007, Item 3125-101-6051
Government Code 66907*

Authorize site selection

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of General Services
California Tahoe Conservancy
Lyons Ranch East Acquisition

Action requested

The requested action will authorize site selection.

Scope Description

This project is within scope. The Legislature has approved funding for land acquisition pursuant to Section 66907 of the Government Code, which includes the purchase of real property or interests therein for the purpose of protecting the natural environment. This request will authorize site selection of approximately 125 acres for acquisition of fee title for purposes of open space, public access and recreation, and restoration. The property is located in the unincorporated area of South Lake Tahoe in El Dorado County. The property abuts the Lake Tahoe Airport. Acquisition of the property involves little or no expansion of the existing uses on the parcel.

Funding and Cost Verification

This project is within cost. Chapters 47 and 48, Budget Act of 2006, Item 3125-301-6029, provides \$7,183,000 for capital outlay and local assistance purposes, and Chapters 171 and 172, Budget Act of 2007, Item 3125-101-6051, provided \$12,382,000 for local assistance and capital outlay purposes. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$6,228,000 total estimated project costs

\$6,228,000 total authorized project costs

\$ 11,000 project costs previously allocated: staff and transaction costs

\$6,217,000 project costs to be allocated: staff costs \$1,000, acquisition \$6,200,000, transaction costs \$10,000, and title and escrow fees \$6,000.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 27, 2008. The 35-day litigation period expired on April 30, 2008.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 12, 2008

Condition of Property

In April 2008, Department of General Services (DGS), Environmental Services Section (DGS/ESS) conducted a Condition of Property site visit at Lyons Ranch East in El Dorado County. The property is approximately 125 acres in size and is heavily wooded with Jeffrey Pine and White Fir. Montgomery Estates Unit No. 7, a subdivision, is located immediately west of the property. The South Tahoe Public Utility District sewer export line runs through the property in a north/south direction. A dirt road runs in a north/south direction from the northern boundary to the southern boundary. During the site visit, minor trash and encroachment was observed immediately adjacent to the Montgomery Estate homes. These items should be removed prior to acquisition. No other environmental hazards or conditions were observed. A Phase 1 Environmental Site Assessment is not recommended because the site is essentially unimproved. The property appears compatible with its intended use as public access/recreation, open space/water quality protection, and watershed protection land.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The property is vacant and unimproved. Government Code Section 831.2 provides immunity to a public entity or a public employee for claims for injuries caused by natural conditions of unimproved real property.
- There is no relocation assistance involved with this project.
- The California Tahoe Conservancy (CTC) is not aware of any lawsuits pending concerning the property.
- There is likely implied dedication on the property. However, this issue would not appear to have a significant impact on value as any residential development would likely be required to incorporate public hiking trails within open space.

- The CTC will, after acquisition, inventory the property for forest restoration and defensible space fuels reduction work, and allow dispersed public access through the property until such time as a long-term management plan is developed. Any public recreational improvements will be performed after necessary planning and environmental studies are completed and funding is secured. The CTC's ongoing management obligation in the near-term will be limited to periodic inspections of the property.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
PINE MOUNTAIN FOREST FIRE STATION – RELOCATE FACILITY
TULARE COUNTY
CDF 504, DGS Parcel Number 10515

Authority: Chapters 171 and 172, Statutes of 2007, Item 3540-301-0001(3)

Authorize site selection

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of General Services
Department of Forestry and Fire Protection
Pine Mountain Forest Fire Station – Relocate Facility
Tulare County

Action requested

The requested action will authorize site selection.

Scope Description

This project is within scope. This project provides funding for the acquisition of a five acre site to construct the new Pine Mountain Forest Fire Station. This action will authorize the site selection of a portion of a 266.4 acre parcel situated near California Hot Springs. The existing Pine Mountain Forest Fire Station is temporarily located on a leased residential site.

Funding and Cost Verification

This project is within cost. A total of \$335,000 has been appropriated for this acquisition. The property can be acquired with the funds available and in accordance with Legislative intent.

\$335,000 total estimated project costs

\$335,000 total authorized project costs

\$235,000 project costs previously allocated: acquisition \$235,000 (\$150,000 site selection, \$10,000 agency retained, \$75,000 CEQA)

CEQA

A CEQA determination will be completed prior to acquisition authorization.

Project Schedule

The project schedule is as follows:

The Anticipated close of escrow is September 2008

Condition of Property

In January 2008 Department of General Services - Environmental Services Section staff conducted a site visit on this five acre unimproved parcel located approximately one half mile west of California Hot Springs. The property has historically and is currently used as range land for cattle production. No hazards or environmental conditions were observed. The property appears compatible with its intended use as a CAL FIRE fire station.

Other:

- The purchase price shall not exceed the estimated fair market value of the property as determined by a DGS approved appraisal.
- There is no implied dedication on the property.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this acquisition.
- The proposed facility will require a septic system and well water, both of which will require further investigation and negotiation.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT LAGOONS STATE PARK – BROUSSARD
HUMBOLDT COUNTY
DPR Parcel No. 14675, DGS Parcel No. 125854

Authority: Chapters 171 and 172, Statutes of 2007, Item 3790-301-6051(3.7)

Authorize acquisition

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of General Services
Department of Parks and Recreation
Humboldt Lagoons State Park – Broussard

Action requested

The requested action will authorize acquisition.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of additions to the State Park System consistent with the purposes and requirements of Proposition 84, the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, without specifying specific parcels. This request will authorize Department of Parks and Recreation (DPR) to site select approximately 39 acres of land as an addition to the Humboldt Lagoons State Park for a purchase price of less than fair market value.

This acquisition helps DPR to: increase watershed protection for Freshwater Lagoon, which is listed as a high priority for Coho salmon in the Department of Fish and Game Commission's Recovery Strategy for California Coho Salmon; prevent development that would protect the scenic viewshed of Highway 101 adjacent to the Humboldt Lagoons State Park; and to connect the Humboldt Lagoons State Park to the Redwood National Park and consolidate the borders of each.

Funding and Cost Verification

This project is within cost. Chapters 171 and 172, Statutes of 2007, Item 3790-301-6051(3.7) provides a total of \$15 million for State Park System Opportunity and Inholding Acquisitions and will cover the costs for this acquisition. The property can be acquired with the funds available and in accordance with Legislative intent.

\$295,000	total project costs
\$ 10,000	project costs previously allocated (DGS staff costs)
\$285,000	project costs to be allocated: \$275,000 acquisition and \$10,000 overhead

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 29, 2008, and the statute of limitations expired on March 3, 2008.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2008.

Condition of Property

On December 12, 2007, Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site inspection of the Broussard property. Humboldt Lagoons State Park is directly south of the subject property and Redwood National Park is directly east of the property. The property is generally steep with a west facing slope. Vegetation consists of redwood and Douglas fir trees, with alder and berry shrubs. A Phase 1 environmental site assessment was not completed due to the unimproved nature of the property. No environmental concerns were identified on the property.

Other

- The State Public Works Board (SPWB) approved this project for site selection on April 11, 2008.
- The purchase price shall not exceed the estimated fair market value of the property as determined by a DGS-approved appraisal.
- The non-profit organization Save-the-Redwoods League (SRL) received \$275,000 in California Clean Water, Clean Air and Safe Neighborhood Parks and Coastal Protection Act of 2002 (Proposition 40) grant funds from the State Coastal Conservancy (SCC) to help acquire the subject property. As a condition of the grant agreement between the SCC and the SRL, the SRL as grantee was required to record an Irrevocable Offer to Dedicate (OTD) title in fee by which the grantee permanently dedicated the property for public or conservation purposes to the State of California, acting through SCC in agreement to restrictive covenants that protect and preserve the property. One of the requirements of the OTD is that the property may be transferred to DPR if the SCC and DPR execute and record an agreement that provides that the property shall be held and used consistent with the purposes of public access and habitat preservation as provided in Proposition 40.

Additionally, any subsequent transfer of the property by DPR shall be subject to the written approval of the Executive Officer of the Conservancy. The DPR will record the agreement with the SCC concurrently with the conveyance of the property from SRL at close of escrow.

- The SRL will sell the property to the state for 50 percent of fair market value as approved by DGS. This transfer to the state at a 50 percent reduction from the current fair market value of the property will be with the condition that DPR and SRL enter into a Use Restriction Agreement that requires the state to use the property for state park purposes only until and unless the property is declared surplus to the state's needs, or until the SPWB recommends that a transfer to another state agency is necessary for a higher and better public purpose. In either event, the property can be removed from the terms of the SRL Use Restriction Agreement upon payment to the SCC of 50 percent of the market value of the property, excluding the value of any state improvements, so that the SCC is able to return the funds used to purchase the property to the Proposition 40 bond fund.
- The January 2008 appraisal estimated the value of the property at \$550,000.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The Property Acquisition Agreement does not include the state's standard indemnification language, potentially exposing the state to additional fiscal liability; however, the DGS-ESS site visit to the property did not identify conditions that would likely pose an exceptional risk to the state. As such, the risk associated with acquiring this property without standard indemnification is low. It should be noted that lack of indemnification language does not relieve the Seller of liability under existing law.
- There is no implied dedication applicable to this property.
- The DPR does not foresee changes at this time to public access, development, or resource needs. Any such changes will be addressed through the normal budget process.

Staff Recommendation: Authorize acquisition.

CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
IRISH HILLS-MONTANA de ORO
SAN LUIS OBISPO COUNTY
DGS Parcel Number 10521, DPR Parcel Number 6066

Authority: Chapter 52, Statutes of 2000, Item 3790-301-0005(20)

Authorize site selection

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of General Services
Department of Parks and Recreation
Irish Hills-Montana de Oro
San Luis Obispo County

Action requested

The requested action will authorize site selection.

Scope Description

This project is within scope. This requested action will authorize acquisition of 730.2 acres of land, comprised of 3 non-contiguous legal parcels, in an area commonly known as the Irish Hills, as an addition to Montana de Oro State Park. This acquisition fulfills three of seven DPR acquisition guidelines by providing for expanded outdoor recreation opportunities, cultural landscapes, and inholdings and adjacent properties.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$13,000,000 from the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 (Proposition 12) for the purchase of parcels located within the Irish Hills near Montana de Oro State Park, without specifying specific parcels. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

Condition of Property

In April, 2008, the DGS Environmental Services Section (ESS) conducted a Condition of Property visit at the Andre properties in San Luis Obispo County. Prior to the visit, ESS personnel reviewed a Phase 1 Environmental Site Assessment, dated November 15, 2007. The Phase 1 ESA also found no Recognized Environmental Conditions.

The property is on three different parcels containing approximately 730 acres. The entire property is characterized as steep sloping chaparral habitat. The only improvement is Ruda Road, a dirt road used and maintained by PG&E. No environmental hazards or conditions were observed during the site visit. The property appears compatible with its intended use as park land.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2008.

Other:

- The selected property will connect to Montana de Oro State Park via existing public ownership. Primary access is via a county road.
- The purchase price will not exceed the estimated fair market value as determined by an appraisal reviewed by DGS.
- The selected property includes a 200 acre parcel that is not contiguous to the remaining 530.2 acres and currently lacks legal access. It is expected that access will be acquired in the near future, either through negotiated trail easements or through acquisition of neighboring parcels. This issue will be addressed prior to acquisition approval.
- There is no relocation assistance involved with this project.
- There is no implied dedication.
- The DPR is aware of a lien filed against the property. However documentation has been received that will dismiss this action. The property acquisition agreement will require delivery of title to the state free and clear of that lien and any other liens or encumbrances.
- The property is encumbered by the California Land Conservation Act of 1965 (Williamson Act). Pursuant to Government Code Section 51291 the DPR will notify the Department of Conservation that the state is considering the acquisition of the property after PWB site selection is approved.
- This acquisition is contiguous to current holdings in Montana de Oro State Park and is intended to provide trail connectivity. As such, the support costs for this acquisition should be minimal and can be managed with existing resources.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 8

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HEMET-RYAN AIR ATTACK BASE—REPLACE FACILITY,
RIVERSIDE COUNTY

*Authority: Chapter 324, Statutes of 1998, Item 3540-301-0001(20)
Chapters 38 and 39, Statutes of 2005, Item 3540-301-0001(3.3)
Chapters 171 and 172, Statutes of 2007, Item 3540-301-0001(2)*

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of Forestry and Fire Protection
Hemet Ryan Air Attack Base—Replace Facility

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The project includes an 8,211 square foot (sf) helicopter and OV-10 hanger, a 15,300 sf protective aircraft weather canopy, a 4,646 sf air operations building, a 5,842 sf barracks/mess hall building, a 4,812 sf apparatus/storage building and a fire retardant mixing plant. Site work consists of demolition, earthwork, paving, taxiway tie-in, retardant loading pits, helipad, utilities and landscaping.

Funding and Cost Verification

This project is within cost. The Department of Forestry and Fire Protection (CAL FIRE) and the County of Riverside are partnering to fund capital improvements at this airport. The County of Riverside has contributed \$2.5 million towards design and has committed to providing \$47,000 towards construction. CAL FIRE will be requesting construction funds in the 2009-10 fiscal year.

\$24,479,000 total estimated project costs

\$24,479,000 total recognized project costs

\$ 399,000 project costs previously allocated: acquisition \$25,000, preliminary plans \$189,000, working drawings \$166,000 and construction \$19,000 (for due diligence)

\$21,580,000 project costs to be allocated: working drawings \$15,000 and construction \$21,565,000 (contract \$19,495,000, contingency \$975,000, A&E \$428,000, other project costs \$547,000, and agency-retained \$120,000)

\$ 2,453,000 local costs previously allocated: acquisition \$260,000, preliminary plans \$845,000, working drawings \$1,348,000

\$ 47,000 local costs to be allocated: construction \$47,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 17, 2007, and the waiting period expired on October 2007.

Real Estate Due Diligence

According to the Summary of Conditions Memo, prepared in January 2008 by the Department of General Services, this site has no issues requiring resolution or mitigation.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Approve working drawings:	December 2008
Complete construction:	May 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF PUBLIC HEALTH UPGRADE VIRAL AND RICKETTSIAL DISEASE LABORATORY CONTRA COSTA COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 4265-301-0001 (1)

- a. Approve preliminary plans
- b. Recognize anticipated deficit in construction phase \$432,000
(14.4 percent of the total project)

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of Public Health
Upgrade Viral and Rickettsial Disease Laboratory
Contra Costa County

Action requested

The requested action will approve preliminary plans and recognize an anticipated deficit.

Scope Description

This project is within scope. The project consists of upgrading and expanding the existing laboratory to meet new federal guidelines for Biosafety Level III (BSL-3) laboratories. The existing lab will be expanded from 1,210 square feet to approximately 2,000 square feet and will be upgraded to include unidirectional shower-out capabilities (male and female), hands-free faucets, a pass-through autoclave sterilizer, an equipment decontamination room, HEPA filtration of all exhausts, positive sealing dampers on the HVAC system, electronic monitoring systems within the HVAC system, and a biosafety containment system around the laboratory spaces.

Funding and Cost Verification

This project is not within cost. The construction costs have increased due to additional electrical requirements to bring the laboratory up to the 2007 building code and added safety features allowing remote operation of the laboratory's decontamination systems. As a result, the project has a recognized anticipated deficit to the construction phase of \$432,000.

\$3,434,000 total estimated project costs

\$3,002,000 total authorized project costs

\$ 241,000 project costs previously allocated: preliminary plans \$241,000

\$2,761,000 project costs to be allocated: working drawings \$241,000, construction \$2,520,000 (\$1,919,000 contract, \$134,300 contingency, \$241,800 A&E \$224,900 other)

\$ 432,000 anticipated deficit: construction(\$402,800 contract, \$28,200 contingency, \$1000 A/E)

On May 23, 2008, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its recommendation that the PWB recognize this anticipated deficit and the notice period has expired without comment.

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on May 7, 2008 and the waiting period expires on June 8, 2008.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Approve working drawings:	December 2008
Complete construction:	March 2010

Real Estate Due Diligence

Due Diligence was completed in May 2008 with no issues identified that would affect the project.

Staff Recommendation: **Approve preliminary plans and recognize an anticipated deficit.**

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
DEUEL VOCATIONAL INSTITUTION, GROUNDWATER TREATMENT/NON-POTABLE
WATER DISTRIBUTION SYSTEM
TRACY, SAN JOAQUIN COUNTY

*Authority: Chapters 208, Statutes of 2004, Item 5240-301-0001 (3)
Chapters 38 and 39, Statutes of 2005, Item 5225-301-0001 (9)
Chapters 47 and 48, Statutes of 2006, Item 5225-301-0001 (6)*

Approve augmentation

\$369,000
(14.5 percent of total project cost)

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of Corrections and Rehabilitation
Deuel Vocational Institution, San Joaquin County
Groundwater Treatment/Non-Potable Water Distribution System

Action requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. The approved project includes construction of a water treatment plant and a non-potable water distribution system at the Deuel Vocational Institution (DVI). The project includes groundwater treatment by reverse osmosis (RO), a water regulating tank, brine drying and disposal, and electrical system upgrades to accommodate the RO system and drying process. The non-potable water distribution system will include a pumping system, storage tank, new transformer and motor control circuits, and piping.

Funding and Cost Verification

This project is not within cost. Chapter 208, Statutes of 2004, Item 5225-301-0001 (3), Chapters 38 and 39, Statutes of 2005, Item 5225-301-0001 (9), and Chapters 47 and 48, Statutes of 2006, Item 5225-301-0001 (6) provide \$28,781,000 for preliminary plans (\$570,000), working drawings (\$1,088,000), and construction (\$27,123,000) to construct a reverse osmosis water treatment plant and a non-potable water distribution system at DVI.

The Department of Corrections and Rehabilitation (CDCR) has requested an augmentation of \$369,000 (1.3 percent of the total project) to complete construction of this project. This augmentation, combined with previous augmentations of \$3,808,000 (\$54,000 preliminary plans, \$220,000 working drawings, and \$3,534,000 construction) will result in a cumulative augmentation of \$4,177,000 (14.5 percent of the total project).

The increased construction costs are for additional Architecture and Engineering (A&E), and Project and Construction Management services, as well as additional guarding costs. These costs are attributed to additional engineering and permitting costs associated with: (1) activities necessary to comply with the Regional Water Quality Control Board's (RWQCB) Quality Assurance requirements, (2) additional sub-grade soil compaction work necessary to complete construction, (3) a two month delay to the project schedule resulting from this additional sub-grade work, and (4) preparation of three reports required by the RWQCB.

A&E costs have increased by \$280,000 for additional engineering and permitting work necessary to comply with RWQCB Quality Assurance requirements, to prepare reports required by the RWQCB, and for supplemental geotechnical consultant services needed to resolve soil compaction issues during construction. Because of the complexity of this project, the RWQCB has sent their inspector out to this project more frequently than originally anticipated. The frequency of visits by the RWQCB inspector is out of the CDCR's control and results in additional engineer's fees because the project engineer must be available when the inspector visits. In an effort to help mitigate some of these costs, the CDCR is coordinating with the engineer of record for this project to allow the Department of General Services inspector assigned to this project to act in place of the engineer during the RWQCB inspector's visits when it is appropriate to do so.

CDCR originally planned to prepare the RWQCB required reports itself, but has determined that CDCR personnel do not have the necessary expertise. Therefore, the CDCR has negotiated an amendment to the contract with the A&E firm working on this project to include completion of these reports.

Additional geotechnical consultant services were necessary because of difficulty achieving the required level of soil compaction for construction of a 16-foot high pad. The RWQCB requires the pad to be elevated so the groundwater treatment system will be protected from a 100-year flood event. The original approach to achieve sufficient soil compaction was not successful, therefore additional geotechnical services to devise a new strategy to complete the elevated pad was required.

In addition, \$63,000 is necessary for Project and Construction Management Services because of a two month delay to the project resulting from the soil compaction issue discussed above. The remaining \$26,000 of this augmentation request is necessary for additional guarding costs. These additional costs are the result of the two month project delay just mentioned and the need to have an additional escort officer on site for longer than was originally anticipated to serve the high volume of truck traffic during the stage of the project when large amounts of soil was being delivered to construct the fill pad.

Completion of this project is critical to meet the requirements of the Cease and Desist Order filed against the wastewater treatment plant at DVI. Failure to comply with this order exposes the CDCR to hundreds of thousands of dollars in potential fines that could be assessed for past violations as well as ongoing violations.

On April 29, 2008, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this augmentation at the State Public Works Board meeting on June 13, 2008.

\$32,589,000	total authorized project costs
\$32,958,000	total estimated project costs
\$32,589,000	project costs previously allocated: \$624,000 preliminary plans, \$1,308,000 working drawings, and \$30,657,000 construction (\$26,536,000 contract, \$1,226,000 contingency, \$2,213,000 A&E, \$466,000 other project costs, and \$216,000 agency retained items)
\$ 369,000	requested augmentation: construction (\$80,000 contingency, \$200,000 A&E, \$63,000 other project costs, and \$26,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 5, 2005 and the statute of limitations expired on June 4, 2005 without public comment.

Real Estate Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for this project on September 19, 2005 and it was noted that no significant issues were identified.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2005
Approve working drawings:	July 2006
Complete construction:	December 2008

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SAN QUENTIN STATE PRISON, CENTRAL HEALTH SERVICES BUILDING
SAN QUENTIN, MARIN COUNTY

Authority: Sections 15820.101 – 15820.105 of the Government Code

Recognize scope change

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of Corrections and Rehabilitation
San Quentin State Prison, Central Health Services Building
San Quentin, Marin County

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

The project is not within scope. The approved project includes the demolition of Building #22 (54,100 gross square foot (gsf)) and the design and construction of a new five-story Central Health Services Building (CHSB) (116,885 gsf) that will provide medical, mental health, and dental services to all inmates at San Quentin State Prison (SQSP). In addition, the CHSB will include a new receiving and release facility to replace the space that was previously used for this purpose in Building #22.

The Medical Care Receiver (Receiver), on behalf of the Department of Corrections and Rehabilitation, has requested a scope change to add a new medical supply warehouse to the SQSP, CHSB project because of the current lack of consolidated warehouse space for medical supplies at SQSP.

Currently, medical supplies at SQSP are being stored in temporary storage containers and other miscellaneous areas throughout the institution that are inappropriate for this use because it impedes the institutions ability to effectively control inventory and appropriately distribute necessary medical supplies. The requested scope change will authorize the design and construction of a new medical supply warehouse to complement the new CHSB. The new medical warehouse will help ensure that adequate medical supplies and equipment are stored in a central location, which will help ensure that inventory is controlled effectively and that medical supplies are immediately available for use.

On May 1, 2008, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recognize this scope change at the State Public Works Board meeting on June 13, 2008.

Funding and Project Cost Verification

This project is within cost. Chapter 245, Statutes of 2007 (SB 99) authorized the design and construction of the CHSB and appropriated \$146,160,000 for this purpose. The estimated cost for this new medical warehouse space is approximately \$3 million. The Receiver informs us that these costs can be fully absorbed within the funding authority currently authorized for this project; therefore no additional funds are being requested.

\$146,160,000 total authorized project costs

\$146,160,000 total estimated project costs

\$146,160,000 project costs previously allocated: preliminary plans \$2,550,000, working drawings \$10,250,000; and construction \$133,360,000 (\$105,676,000 contract, \$5,284,000 contingency, \$6,900,000 A&E, \$5,000,000 other project costs, \$10,500,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 13, 2007 and the statute of limitations expired on October 13, 2007 without public comment.

Real Estate Due Diligence

Due Diligence documentation will be forthcoming.

Project Schedule

The project schedule is as follows:

Approve performance criteria and concept drawings:	September 2007
Complete construction:	March 2010

Staff Recommendation: **Recognize scope change.**

CONSENT ITEM

CONSENT ITEM – 12

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SMALL MANAGEMENT EXERCISE YARDS
STATEWIDE

Authority: Chapters 171 and 172, Statutes of 2007, Item 5225-301-0001(2)

- a. **Approve preliminary plans**
- b. **Approve the use of Inmate Ward Labor**

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of Corrections and Rehabilitation
Small Management Exercise Yards
Statewide

Action Requested

The requested action will approve preliminary plans and the use of Inmate Ward Labor for this project.

Scope Description

This project is within scope. The approved project includes design and construction of 179 Small Management Exercise Yards (SMY) at six institutions, including 20 each at California Correctional Center, Sierra Conservation Center, and North Kern State Prison; 31 at San Quentin State Prison; 38 at Correctional Training Facility; and 50 at California Correctional Institution (CCI). With the exception of the 50 yards at CCI, the remaining 149 SMYs are necessary to serve the Administrative Segregation Unit (ASU) population at each institution.

Each SMY will be approximately 150 square feet, constructed of ¼-inch crimp-lock pre-galvanized fabric with a secured roof constructed half of ¼-inch crimp-lock pre-galvanized fabric and half of metal pan decking. Each yard will be set on a concrete base and will include a

combination toilet and sink. A gate is provided for secure access to the yard and is supplemented with a security lock and a side cuff port similar to what is utilized in cell doors.

This action would approve the preliminary plans that for the 179 SMYs described above. We also note that there is a separate consent item in this State Public Works Board (SPWB) agenda that would recognize a scope change and approve an augmentation for this project to include 272 additional SMYs at 14 institutions. The scope change and augmentation requested in that item have no impact on the preliminary plans already completed for the existing scope of this project as outlined above.

Funding and Project Cost Verification

This project is within cost. Chapters 171 and 172, Statutes of 2007, Item 5225-301-0001 (2) appropriated \$911,000 General Fund for preliminary plans and working drawings for this project. CDCR reports that it has completed the preliminary plans and will be able to complete the working drawings for the 179 SMYs contained in the original scope of this project under budget, and has identified project savings of \$611,000.

As mentioned above, in a separate consent item in this SPWB agenda the CDCR has requested a scope change and augmentation to add preliminary plans and working drawings for 272 additional SMYs at 14 institutions to the existing scope of this project. The CDCR proposes to use the \$611,000 project savings and to augment the project to the maximum possible (19.9 percent or \$181,289) to make \$792,289 available to fund this additional scope of work.

\$ 911,000 total authorized project costs

\$6,744,000 total estimated project costs

\$ 911,000 project costs previously allocated: \$556,000 preliminary plans, and \$355,000 working drawings

\$6,444,000 project costs to be allocated: \$6,444,000 construction (\$5,011,000 contract, \$430,000 contingency, \$788,000 other project costs, and \$215,000 agency retained items

\$ 611,000 project savings: \$373,000 preliminary plans and \$238,000 working drawings

CEQA

Appropriate CEQA documentation for these projects will be completed during the working drawings phase.

Real Estate Due Diligence

The Department of General Services has completed Summary of Conditions Memos for the sites included in this project and it was noted that no significant issues were identified.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: August 2008

Staff Recommendation: Approve preliminary plans and the use of Inmate Ward Labor.

CONSENT ITEM

CONSENT ITEM – 13

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
MINOR PROJECTS: FARRELL LITIGATION — PROGRAM AND TREATMENT SPACE
REQUIREMENTS
STATEWIDE

Authority: Chapter 171 and 172, Statutes of 2007, Item 5240-301-0001(12.3)

Approve use of Inmate Ward Labor

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of Corrections and Rehabilitation
Minor Projects: Farrell Litigation
Program and Treatment Space Requirements

Action Requested

The requested action will approve use of Inmate Ward Labor.

Scope Description

This project is within scope. This project will construct a new art center, renovate space to Pursuant to Public Contract Code Section 10103.5, the Public Works Board must approve the use of Inmate Ward Labor (IWL) when the total cost of a project for the construction of new, previously unoccupied, or additions to existing prison facilities exceed \$50,000. The PWB's approval of this item will provide the Department of Corrections and Rehabilitation with the authority to use IWL resources on any minor projects related to *Farrell* litigation and treatment space requirements.

Funding and Cost Verification

This project is within cost.

\$3,500,000 total authorized project cost

\$3,500,000 total estimated project cost

\$3,500,000 total amount to be allocated

CEQA:

CEQA to be completed on a project by project basis.

Real Estate Due Diligence:

Real Estate Due Diligence documentation is forthcoming

Project Schedule

All projects will be in construction in the 2007/2008 fiscal year.

Staff Recommendation:

Approve use of Inmate Ward Labor.

CONSENT ITEM

CONSENT ITEM – 14

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CHUCKAWALLA VALLEY STATE PRISON, HEATING, VENTILATION,
AND AIR-CONDITIONING SYSTEM
BLYTHE, RIVERSIDE COUNTY

*Authority: Chapter 379, Statutes of 2002, Item 5240-301-0751(1)
Chapter 208, Statutes of 2004, Item 5240-301-0001(8)
Chapter 47, Statutes of 2006, 5225-301-0660 (1)*

Recognize scope change

CONSENT ITEM

STAFF ANALYSIS – ITEM

Department of Corrections and Rehabilitation
Chuckawalla Valley State Prison
Heating, Ventilation, and Air-Conditioning System

Action Requested

Requested action will recognize a scope change.

Scope Description

This project is not within scope. The Budget Acts of 2002, 2004, and 2006 and two related augmentations in 2005 and 2006 authorized Prison Construction Bond Funds, General Funds, and Public Buildings Construction Funds (lease revenue bonds) for the Department of Corrections and Rehabilitation (CDCR) Chuckawalla Valley State Prison (CVSP) Heating, Ventilation, and Air-Conditioning (HVAC) System project. The authorized scope currently includes construction of a central chiller plant and addition of a variety of upgrades and repairs to cooling units, piping, drains, walls and roofing for multiple housing, facility support, and vocational buildings at the CVSP.

The CDCR requests a scope change to extend these upgrades to include two additional structures. Specifically, the CDCR proposes to remove and replace existing air-conditioning (AC) units and to reroof the Administration and Central Operations buildings at the CVSP. The roofing of both buildings has developed leaks in the last year. The AC units were installed in 1988 and still had several years of remaining useful life at the time the original scope was developed approximately eight years ago. Since then, the units have nearly exceeded their useful life of 20 years, and the CDCR recommends their replacement as it expects increased maintenance costs and decreased energy efficiency from the units moving forward. The CDCR additionally reports it is cost-effective to replace the AC units simultaneously with the roofing repair because the AC units must be removed during the roofing repair. Also, the new AC units are less costly to operate than the units they replace because they will be incorporated with the new, energy-efficient HVAC project at the CVSP.

A 20-day legislative notification letter was provided on May 23, 2008 and the 20-day review period expired with no adverse legislative inquiries.

Funding and Project Cost Verification

This project is within cost. This scope change will require \$1,480,088 to complete additions. However, the CDCR reports project savings are available to cover associated costs and no additional funding will be required.

\$44,244,000 total authorized project cost

\$44,244,000 total estimated project cost

\$44,244,000 project costs previously allocated: preliminary plans \$1,080,000, working drawings \$1,694,000, project administration \$2,574,000, agency retained \$751,000, construction \$38,145,000 (\$33,883,000 contract, \$2,372,000 contingency, and \$1,890,000 A & E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 2, 2004, and the period for litigation expired on May 6, 2004, with no public comment.

Real Estate Due Diligence

Due Diligence was completed in June 2004.

The project schedule is as follows:

Approve preliminary plans: June 2004

Approve working drawings: September 2005

Complete construction: August 2009

Staff Recommendation: Recognize the scope change.

CONSENT ITEM

CONSENT ITEM – 15

UNIVERSITY OF CALIFORNIA (6440)
HELIOS ENERGY RESEARCH FACILITY
BERKELEY CAMPUS, ALAMEDA COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6440-301-0660 (2)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

University of California, Berkeley
Alameda County
Helios Energy Research Facility

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The Helios Energy Research Facility project will provide 83,536 assignable square feet of wet and analytical research laboratory and support space, and office and administrative support space for the Helios Research Program, including the BP-funded Energy Biosciences Institute (EBI). The new 144,000 gross square feet building will be comprised of two wings joined by an entry lobby and food service area. The north wing will contain the EBI program and the remaining Helios program elements will be housed in the south wing.

Funding and Project Cost Verification

This project is within cost.

\$ 70,000,000 total authorized project costs (state lease revenue bonds)

\$198,246,000 total estimated project costs

\$ 5,806,000 project costs previously allocated: preliminary plans \$5,806,000 (campus funds)

\$192,440,000 project costs to be allocated: working drawings \$ 9,780,000 (state lease revenue bonds), construction \$60,220,000 (state lease revenue bonds), \$122,440 (campus funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA. The final Environmental Impact Report (EIR) was published on April 25, 2008. On May 27, 2008, the Regents certified the EIR and approved a revised design to be consistent with the EIR. A notice of Determination was filed with the State Clearinghouse and accepted on May 29, 2008.

Real Estate Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Complete working drawings:	December 2008
Complete construction:	November 2011

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 16

UNIVERSITY OF CALIFORNIA (6440)
UCSF TELEMEDICINE AND PRIME-US EDUCATION FACILITIES
SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6440-304-6048 (3)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

University of California, San Francisco
San Francisco County
UCSF Telemedicine and PRIME-US Education Facilities

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The Telemedicine and PRIME-US Education Facilities project will renovate 25,000 assignable square feet of existing space at the UCSF Parnassus campus and San Francisco General Hospital (SFGH) to provide new facilities supporting Telemedicine Training Centers, Telemedicine Consultation Centers, a Clinical Skills Training Center and academic and administrative space for the Program in Medical Education for the Urban Underserved (PRIME-US). The spaces will include training rooms, classrooms, a simulation suite, mock and actual exam rooms, office and office support, conference/seminar rooms and computer support space. In addition, videoconferencing and telemedicine equipment will be

installed at community clinics and the East Bay, facilitating access to specialists and educators at UCSF and SFGH.

Funding and Project Cost Verification

This project is within cost.

\$35,000,000 total authorized project costs: \$35,000,000 (State funds)

\$35,000,000 total estimated project costs

\$ 1,200,000 project costs previously allocated: preliminary plans \$1,200,000 (State funds)

\$33,800,000 project costs to be allocated: working drawings \$1,700,000, construction \$25,800,000, equipment \$6,300,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA. The project is determined to be Categorically Exempt under the classification of "Existing Facilities".

Real Estate Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Complete working drawings:	February 2009
Complete construction:	July 2010

Staff Recommendation: **Approve preliminary plans**

CONSENT ITEM

CONSENT ITEM – 17

UNIVERSITY OF CALIFORNIA (6440)
PHELPS HALL RENOVATION
SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY

*Authority: Chapter 47 and 48, Statutes of 2006, Item 6440-301-6048 (13)
as reappropriated by Chapters 171 and 172, Statutes of 2007*

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

University of California, Berkeley
Santa Barbara County
Phelps Hall Renovation

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The Phelps Hall Renovation project will renovate 44,375 assignable square feet, or approximately one-half of the existing facility's assignable space, to house the administrative, academic and research functions for several academic departments. The renovations will accommodate enrollment growth, provide for departmental relocation and functional requirements, and include conversion of space to modern specialized teaching and research laboratories, correction of code deficiencies and the upgrade of major building systems.

Funding and Project Cost Verification

This project is within cost.

\$10,400,000 total authorized project costs (state funds)

\$15,641,000 total estimated project costs

\$ 550,000 project costs previously allocated: preliminary plans \$550,000 (state funds)

\$15,091,000 project costs to be allocated: working drawings \$550,000 (state funds),
construction \$9,300,000 (state funds), \$5,241,000 (campus funds as needed at
bid)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA. The project is determined to be Categorically Exempt under the classification of "Existing Facilities".

Real Estate Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Complete working drawings:	June 2009
Complete construction:	November 2010

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM

CONSENT ITEM – 18

CALIFORNIA STATE UNIVERSITY (6610)
ART CENTER AND SATELLITE PLANT
BAKERSFIELD CAMPUS, KERN COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6610-301-6048 (1)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California State University, Bakersfield
Art Center and Satellite Plant

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project will construct a new art center, renovate space to provide faculty offices, expand the central plant, and extend the campus sewer line. The new art center (#57A) will replace unsafe facilities in the campus core with a new 9,719 assignable square foot (ASF)/16,181 gross square foot (GSF) building in the western section of the campus, accommodating 224 full time equivalent (FTE) in lecture space, 11 FTE in lower division (LD) laboratory space, 11 FTE in upper division (UD) laboratory space, and 11 faculty offices. A new 2,600 ASF/ 2,600 GSF satellite mechanical plant (#56) will provide necessary cooling capacity for campus development. Buildings #2, 3 and 4, currently housing the art program will be renovated to remove 18 FTE in LD laboratory space, 51 FTE in UD laboratory space, and 5 faculty offices. The net impact of the project will be an additional 224 FTE in lecture space, a loss of 7 in LD laboratory space, a loss of 40 FTE in UD laboratory space, and add 6 faculty offices.

Funding and Cost Verification

This project is within cost.

\$16,677,000	total estimated project cost, not including group II equipment
\$16,677,000	total authorized project costs
\$ 387,000	project costs previously allocated: preliminary plans \$387,000
\$ 6,290,000	project costs to be allocated: working drawings \$454,000 and construction \$15,836,000 (\$13,846,000 contract, \$692,000 contingency, and \$1,298,000 project administration)
\$ 438,000	future funding: group II equipment \$438,000

CEQA

The proposed project was included at the program level in the Environmental Impact Report (EIR) prepared for the California State University, Bakersfield master plan revision approved at the September 2007 Board of Trustees meeting. An Addendum to that EIR has been prepared, which determined that implementation of this project would not result in any new or substantially more severe impacts as outlined in Section 15164(a) of the CEQA Guidelines. This project is consistent with all required mitigation measures as previously certified.

Real Estate Due Diligence

California State University (CSU), on behalf of the Board of Trustees of the CSU, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Complete working drawings:	February 2009
Complete construction:	December 2010

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM

CONSENT ITEM – 19

**CALIFORNIA STATE UNIVERSITY (6610)
CLASSROOM AND FACULTY OFFICE RENOVATION/ADDITION
CHANNEL ISLANDS CAMPUS, VENTURA COUNTY**

Authority: Chapters 171 and 172, Statutes of 2007 Item 6610-301-6048(7)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California State University, Channel Islands
Classroom and Faculty Office Renovation/Addition

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project will renovate existing facilities and construct an addition that will provide new building space for classrooms, faculty offices, administrative offices, and instructional support spaces to meet current demands and critical future needs as a result of projected enrollment increases. The Classroom and Faculty Office Renovation project would involve renovation of approximately 19,490 assignable square feet (ASF)/43,963 gross square feet (GSF) and new construction of approximately 17,705 ASF/28,237 GSF for the North Hall facility. This project will provide 1,013 full time equivalent (FTE) of lecture capacity space and 37 FTE of Upper Division laboratory. Offices for 115 faculty will also be provided.

Funding and Cost Verification

This project is within cost.

\$32,754,000 total estimated project cost, not including group II equipment

\$32,754,000 total authorized project costs

\$ 1,989,000 project costs previously allocated: preliminary plans \$939,000, working drawings \$1,050,000

\$ 30,765,000 project costs to be allocated: construction \$30,765,000 (\$26,705,000 contract, \$1,739,000 contingency, \$2,321,000 project administration)

\$ 941,000 future funding: group II equipment \$971,000

CEQA

The University certifies that the project is in compliance with the requirements of CEQA. The Notice of Exemption was filed with the State Clearinghouse on March 13, 2008 and no challenges were received within the thirty days following the filing.

Real Estate Due Diligence

California State University (CSU), on behalf of the Board of Trustees of the CSU, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Complete working drawings:	January 2009
Complete construction:	June 2011

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM

CONSENT ITEM – 20

CALIFORNIA STATE UNIVERSITY (6610)
STORM NASATIR HALLS RENOVATION
SAN DIEGO CAMPUS, SAN DIEGO COUNTY

Authority: Chapters 171 and 172, Statutes of 2007 Item 6610-301-6048(5)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California State University, San Diego
Storm Nasatir Halls Renovation

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project will renovate existing facilities and construct an addition that will provide 2,237 full time equivalent (FTE) in lecture, 28 FTE in lower division (LD) laboratories, 20 FTE in upper division (UD) laboratories, and 163 faculty offices in the 82,400 assignable square feet (ASF)/157,600 gross square feet (GSF) buildings (#8 and 18). The existing facilities contain 4,423 FTE in lecture space, 37 FTE in LD laboratory space, 21 FTE in UD laboratory space and 142 faculty offices in 72,900 ASF/142,200 GSF. The net effect of this project will be a loss of 2,186 FTE in lecture space, 9 FTE in LD laboratory space, 1 FTE in UD laboratory space, and an addition of 21 faculty offices.

Funding and Cost Verification

This project is within cost.

\$47,101,000	total estimated project cost, not including group II equipment
\$47,101,000	total authorized project costs
\$ 2,552,000	project costs previously allocated: preliminary plans \$1,171,000, working drawings \$1,381,000
\$44,549,000	project costs to be allocated: construction \$44,549,000 (\$38,354,000 contract, \$2,558,000 contingency, \$3,637,000 project administration)
\$ 2,155,000	future funding: group II equipment: \$2,155,000

CEQA

The University certifies that the project is in compliance with the requirements of CEQA. The Notice of Determination was filed with the State Clearinghouse on March 13, 2008 and no challenges were received within the thirty days following the filing.

Real Estate Due Diligence

California State University (CSU), on behalf of the Board of Trustees of the CSU, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Complete Working Drawings:	November 2008
Complete construction:	December 2011

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM

CONSENT ITEM – 21

CALIFORNIA STATE UNIVERSITY (6610)
SCIENCE I RENOVATION (SEISMIC)
STANISLAUS CAMPUS, STANISLAUS COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6610-301-6048 (11)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California State University, Stanislaus
Science I Renovation (Seismic)

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project will seismically retrofit and renovate the Science I building (#9) upon occupancy of the new Science II facility. The Science II facility was constructed to enable this facility to be vacated during the seismic retrofit. The existing building is rated a Department of General Services level 5 seismic risk due to structural deficiencies in the perimeter precast wall system connections to the moment frame construction of the structure. The 30,439 assignable square feet (ASF)/50,880 gross square feet (GSF) renovation will add capacity of 422 full time equivalent (FTE) (532 FTE in lecture space, a loss of 63 FTE in lower division (LD) laboratory space, and 47 FTE in upper division (UD) laboratory space) and 34 faculty offices. The project will result in a building total of 997 FTE (979 FTE in lecture space, 12 FTE in LD laboratory space, and 6 FTE in UD laboratory space) and 60 faculty offices to accommodate growth in the Nursing program, Agricultural Studies, Anthropology, and Geography.

Funding and Cost Verification

This project is within cost.

\$16,687,000 total estimated project cost, not including group II equipment

\$16,687,000 total authorized project costs

\$ 1,049,000 project costs previously allocated: preliminary plans \$465,000, working drawings \$584,000

\$15,638,000 project costs to be allocated: construction \$15,638,000 (\$13,344,000 contract, \$934,000 contingency, and \$1,360,000 project administration)

\$ 1,477,000 future funding: group II equipment: \$1,477,000

CEQA

The University certifies that the project is in compliance with the requirements of CEQA. The Notice of Exemption was filed with the State Clearinghouse on April 11, 2008 and no challenges were received within the thirty days following the filing.

Real Estate Due Diligence

California State University (CSU), on behalf of the Board of Trustees of the CSU, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Complete working drawings:	November 2008
Complete construction:	August 2010

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM

CONSENT ITEM – 22

CALIFORNIA COMMUNITY COLLEGES (6870)
BARSTOW COMMUNITY COLLEGE DISTRICT, WELLNESS CENTER
BARSTOW COLLEGE
SAN BERNARDINO COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (5)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Barstow Community College District, Wellness Center
Barstow College, San Bernardino County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project provides for a 20,309 asf Adaptive Wellness Center. Space types in the building include 18,877 asf physical education space, 372 asf office and 1,060 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$11,786,000 total estimated project costs

\$11,786,000 total authorized project costs

\$ 270,000 state project costs previously allocated: preliminary plans

\$ 9,748,000 state project costs to be allocated: working drawings \$26,000, construction \$9,475,000 (\$8,409,000 contracts, \$472,000 contingency, \$594,000 administration, testing, inspection) and equipment \$247,000

\$ 351,000 local funds previously allocated: preliminary plans

\$ 1,417,000 local funds to be allocated: working drawings \$384,000, construction \$1,033,000 (construction contracts \$1,033,000).

CEQA

A Notice of Exemption (SCH #2008028126) was submitted to the State Clearinghouse on February 19, 2008 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: May 2008

Approve working drawings: January 2009

Complete construction: May 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 23

CALIFORNIA COMMUNITY COLLEGES (6870)
CERRITOS COMMUNITY COLLEGE DISTRICT, GYMNASIUM SEISMIC RETROFIT
CERRITOS COLLEGE,
LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (6)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Cerritos Community College District, Gymnasium Seismic Retrofit
Cerritos College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project will structurally renovate the 28,105 assignable square foot gymnasium building to address seismic life/safety issues.

Funding and Project Cost Verification

This project is within cost.

\$10,544,000 total estimated project costs

\$10,544,000 total authorized project costs

\$ 455,000 state project costs previously allocated: preliminary plans

\$10,089,000 state project costs to be allocated: working drawings \$455,000, construction \$9,634,000 (\$8,504,000 contracts, \$595,000 contingency, \$535,000 administration, testing, inspection).

CEQA

A Negative Declaration (SCH #2007011057) was submitted to the State Clearinghouse on January 16, 2007 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008

Approve working drawings: May 2009

Complete construction: January 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 24

CALIFORNIA COMMUNITY COLLEGES (6870)
CHAFFEY COMMUNITY COLLEGE DISTRICT, RALPH M. LEWIS FONTANA CENTER
PHASE III – ACADEMIC BUILDING
CHAFFEY COLLEGE
SAN BERNARDINO COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (7)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Chaffey Community College District, Ralph M. Lewis Fontana Center Phase III–
Academic Building
Chaffey College, San Bernardino County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The project constructs a 20,653 asf multi-discipline instructional building to expand the instructional space at the state approved educational center. The project creates 3,108 asf of lecture, 6,491 asf of lab, 1,247 asf office, 4,190 asf of library, 1,005 asf technology and 4,612 asf of other space types.

Funding and Project Cost Verification

This project is within cost. The district will fund the increased construction costs of \$847,000.

\$14,794,000 total estimated project costs

\$13,947,000 total authorized project costs

\$ 522,000 state project costs previously allocated: preliminary plans

\$ 114,000 local project funds previously allocated: preliminary plans

\$ 9,493,000 state project costs to be allocated: working drawings \$475,000, construction \$8,636,000 (\$7,740,000 contracts, \$411,000 contingency, \$485,000 administration, testing, inspection) and equipment \$382,000.

\$ 3,818,000 local project funds to be allocated: working drawings \$129,000, construction \$3,420,000 (\$3,420,000 contracts) and equipment \$269,000.

\$ 847,000 local funds to be recognized: construction \$847,000 (contracts).

CEQA

A Negative Declaration (SCH #2003121110) was submitted to the State Clearinghouse on November 3, 2004 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: May 2008
Approve working drawings: April 2009
Complete construction: October 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 25

CALIFORNIA COMMUNITY COLLEGES (6870)
EL CAMINO COMMUNITY COLLEGE DISTRICT, SOCIAL SCIENCE REMODEL FOR
EFFICIENCY
EL CAMINO COLLEGE
LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (12)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
El Camino Community College District, Social Science Remodel for Efficiency
El Camino College, Los Angeles County

Action Requested

The requested action will approve preliminary plans

Scope Description

This project is within scope. The proposed 22,825 assignable square foot (asf) project will renovate and modernize the Social Science building so as to provide a modern teaching environment for instructional programs within the Social Sciences Division. Space types in the building include 9,576 asf lecture space, 9,775 asf laboratory space, 2,308 asf Office space, 511 asf AV/TV space, and 655 asf other space. There have been minor changes in the space configuration to accommodate existing columns that obstruct views to the primary instructional walls.

Funding and Project Cost Verification

This project is within cost.

\$11,345,000 total estimated project costs

\$11,345,000 total authorized project costs

\$ 213,000 state project costs previously allocated: preliminary plans

\$ 5,459,000 state project costs to be allocated: working drawings \$240,000, construction \$5,087,000 (\$4,495,000 contracts, \$315,000 contingency, \$277,000 administration, testing, inspection), and equipment \$132,000

\$ 212,000 local funds previously allocated: preliminary plans

\$ 5,461,000 local funds to be allocated: working drawings \$241,000, construction \$5,087,000 (\$4,495,000 contracts, \$314,000 contingency, \$278,000 administration, testing, inspection), and equipment \$133,000

CEQA

A Notice of Determination (SCH #2003061012) was submitted to the State Clearinghouse on December 19, 2003 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: September 2009
Complete construction: January 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 26

CALIFORNIA COMMUNITY COLLEGES (6870)
GLENDALE COMMUNITY COLLEGE DISTRICT, LABORATORY/COLLEGE SERVICES
BUILDING
GLENDALE COLLEGE, LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (13)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Glendale Community College District, Laboratory/College Services Building
Glendale College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project provides for a Laboratory/College Services building of 57,418 assignable square feet (asf). The project was proposed with 13,660 asf of lecture, 19,569 asf of laboratory space, 19,437 asf of office, 1,810 asf of library space and 2,942 asf of other space. Engineering studies during development of preliminary plans required enlargement of planned shear walls and increases in the duct chases that reduced assignable square feet in the project. The resultant project will be 54,904 asf including 12,633 asf lecture, 18,905 asf laboratory, 19,077 asf office space, 1,926 asf library, and 2,363 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$60,141,000 total estimated project costs

\$60,141,000 total authorized project costs

\$ 1,254,000 state project costs previously allocated: preliminary plans

\$44,656,000 state project costs to be allocated: working drawings \$1,515,000, construction \$39,815,000 (\$36,089,000 contracts, \$1,804,000 contingency, \$1,922,000 administration, testing, inspection) and \$3,326,000 equipment

\$ 597,000 local funds previously allocated: preliminary plans

\$13,634,000 local funds to be allocated: working drawings \$1,032,000, construction \$12,602,000 (\$10,998,000 contracts, \$550,000 contingency, \$1,054,000 administration, testing, inspection)

CEQA

A Notice of Determination (SCH #2004091155) for the District's Facility Master Plan that included this project was submitted to the State Clearinghouse on April 21, 2005 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008

Approve working drawings: June 2009

Complete construction: April 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 27

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT, RECONSTRUCTION OF
ACADEMIC FACILITIES
CAÑADA COLLEGE
SAN MATEO COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-303-6049 (6)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
San Mateo County Community College District, Reconstruction of Academic Facilities
Cañada College, San Mateo County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project reconstructs 16,789 assignable square foot (asf) of space vacated by the construction of the new library, learning resource and student services center and converts it into an assembly area, classrooms, offices and other space. The project will create 3,503 asf of lecture, 2,226 asf of office, 1,026 asf library, 4,334 asf assembly space and 5,700 asf other instructional and institutional support space.

Funding and Project Cost Verification

This project is within state cost. The original intent of the financing arrangement was to have the district finance 50 percent of the total project costs. The revised cost estimate places the cost of construction at a level \$98,000 less than previously recognized. The district presently is financing 52.5 percent of the total project costs. The reduction in total project costs is being proposed as a reduction in the local financed portion of the project to reduce the locally financed portion to 52.1 percent of total project costs.

\$11,877,000	total estimated project costs
\$11,975,000	total authorized project costs
\$ 57,000	state project costs previously allocated: preliminary plans
\$ 5,631,000	state project costs to be allocated: working drawings \$92,000, construction \$4,761,000 (\$4,182,000 contracts, \$297,000 contingency, and \$282,000 administration, testing, inspection) and equipment \$778,000.
\$ 351,000	local funds previously allocated: preliminary plans
\$ 5,936,000	local funds to be allocated: working drawings \$402,000, construction \$5,534,000 (\$4,888,000 contracts, \$338,000 contingency, and \$308,000 administration, testing, inspection)
\$ 98,000	local funds to be reduced: construction \$98,000 (contracts)

CEQA

A Notice of Exemption (SCH #2003128258) was submitted to the State Clearinghouse on December 2003 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2008
Approve working drawings:	October 2008
Complete construction:	December 2009

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 28

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA MONICA COMMUNITY COLLEGE DISTRICT, STUDENT
SERVICES/ADMINISTRATION BUILDING
SANTA MONICA COLLEGE
LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (42)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Santa Monica Community College District, Student Services/Administration Building
Santa Monica College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project provides for a 53,505 asf student services/administration building. Space types in the building include 2,442 asf lecture space, 1,940 asf laboratory space, 39,589 asf office and administrative support space, 1,354 asf library space, and 8,180 asf other space. The project also includes demolition of the existing student services complex and counseling annex.

Funding and Project Cost Verification

This project is within cost.

\$53,732,000 total estimated project costs

\$53,732,000 total authorized project costs

\$ 684,000 state project costs previously allocated: preliminary plans

\$16,572,000 state project costs to be allocated: working drawings \$637,000; construction \$15,482,000 (\$14,077,000 contracts, \$704,000 contingency, \$701,000 administration, testing, inspection) and equipment \$453,000.

\$ 1,298,000 local funds previously allocated: preliminary plans

\$35,178,000 local funds to be allocated: working drawings \$1,347,000; construction \$33,378,000 (\$30,344,000 contracts, \$1,517,000 contingency, and \$1,517,000 administration, testing, inspection) and equipment \$453,000.

CEQA

A Negative Declaration (SCH #2007121028) was submitted to the State Clearinghouse on December 6, 2007 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: May 2008
Approve working drawings: October 2009
Complete construction: July 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 29

CALIFORNIA COMMUNITY COLLEGES (6870)
SIERRA JOINT COMMUNITY COLLEGE DISTRICT, CHILD DEVELOPMENT FACILITY
SIERRA COLLEGE
PLACER COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (46)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Sierra Joint Community College District, Child Development Facility
Sierra College, Placer County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project constructs a 14,144 asf child development facility. Facility space includes 1,206 asf laboratory, 1,761 asf office, 265 asf library, 9,983 asf demonstration, and 929 asf other spaces. The scope also demolishes the existing child development facility.

Funding and Project Cost Verification

This project is within cost.

\$8,459,000 total estimated project costs

\$8,459,000 total authorized project costs

\$ 349,000 state project costs previously allocated: preliminary plans

\$8,110,000 state project costs to be allocated: working drawings \$351,000, construction \$7,365,000 (\$6,545,000 contracts, \$327,000 contingency, \$493,000 administration, testing, inspection) and equipment \$394,000 at CCCI 4421/EPI 2726.

CEQA

A Notice of Exemption (SCH #2008042003) was submitted to the State Clearinghouse on April 1, 2008 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2008
Approve working drawings:	January 2009
Complete construction:	June 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 30

CALIFORNIA COMMUNITY COLLEGES (6870)
SONOMA COUNTY JUNIOR COLLEGE DISTRICT, ADVANCED LAB & OFFICE COMPLEX
SANTA ROSA JUNIOR COLLEGE PUBLIC SAFETY TRAINING CENTER
SONOMA COUNTY

Authority: Chapters 171 and 17, Statutes of 2007, Item 6870-301-6049 (47)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Sonoma County Junior College District, Advanced Lab & Office Complex
Santa Rosa Junior College Public Safety Training Center, Sonoma County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposal provides for a new advanced laboratory facility consisting of 11,953 assignable square foot (asf). Space types in the new facility include 935 asf lecture space, 8,751 asf laboratory space, 1,114 asf office and administrative support space, and 1,153 asf other space.

Funding and Project Cost Verification

This project is within cost. The district will fund the increased construction costs of \$244,000.

\$8,903,000 total estimated project costs

\$8,659,000 total authorized project costs

\$ 143,000 state project costs previously allocated: preliminary plans

\$5,903,000 state project costs to be allocated: working drawings \$155,000, construction \$5,463,000 (\$4,903,000 contracts, \$350,000 contingency, \$210,000 administration, testing, inspection) and equipment \$285,000

\$ 142,000 local funds previously allocated: preliminary plans

\$2,471,000 local funds to be allocated: working drawings \$155,000, construction \$2,316,000 (\$2,106,000 contracts, \$210,000 administration, testing, inspection).

\$ 244,000 additional local funds to be recognized: construction \$244,000 (\$232,000 contracts, \$12,000 contingency).

CEQA

A Notice of Determination (SCH #1997042002) was submitted to the State Clearinghouse on May 14, 2004 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: May 2008
Approve working drawings: June 2009
Complete construction: October 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 31

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST HILLS COMMUNITY COLLEGE DISTRICT, AGRICULTURAL SCIENCE FACILITY
WEST HILLS COLLEGE, COALINGA
KERN COUNTY

Authority: Chapters 171 and 17, Statutes of 2007, Item 6870-301-6049 (48)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
West Hills Community College District, Agricultural Science Facility
West Hills College, Coalinga, Kern County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The college's agricultural program facilities cannot meet student demands for growth and technology. This project provides the infrastructure and constructs outdoor livestock training areas, corrals, agriculture equipment training, agriculture fields, vocational program training facilities, and 364 asf of storage space.

Funding and Project Cost Verification

This project is within cost.

\$12,196,000 total estimated project costs

\$12,196,000 total authorized project costs

\$ 62,000 state project costs previously allocated: preliminary plans

\$ 9,958,000 state project costs to be allocated: working drawings \$553,000, construction \$9,403,000 (\$8,332,000 contracts, \$503,000 contingency, \$568,000 administration, testing, inspection) and equipment \$2,000

\$ 284,000 local funds previously allocated: preliminary plans

\$ 1,892,000 local funds to be allocated: working drawings \$162,000, construction \$1,730,000 (contracts)

CEQA

A Negative Declaration (SCH #2008028152) was submitted to the State Clearinghouse on February 20, 2008 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: May 2008
Approve working drawings: June 2009
Complete construction: November 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 32

CALIFORNIA COMMUNITY COLLEGES (6870)
LONG BEACH COMMUNITY COLLEGE DISTRICT, MULTI-DISCIPLINARY ACADEMIC
BUILDING
LONG BEACH CITY COLLEGE (PACIFIC COAST CAMPUS), LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (14)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Long Beach Community College District, Multi-Disciplinary Academic Building
Long Beach City College (Pacific Coast Campus), Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project renovates 66,927 asf in four buildings that comprise the academic core of the campus. The project increases building efficiency and instructional space while it reduces the size of passageways and the amount of office space in the buildings. Slight changes made during the development of preliminary plans reconfigured space within the project. The resultant project will expand asf within the buildings' footprints and create 71,076 total asf with 23,024 asf of lecture space, 25,120 asf of laboratory space, 12,744 asf of office space, 1,509 asf of library space, and 8,679 asf of other space.

Funding and Project Cost Verification

This project is within cost.

\$42,571,000 total estimated project costs

\$42,571,000 total authorized project costs

\$ 606,000 state project costs previously allocated: preliminary plans

\$16,680,000 state project costs to be allocated: working drawings \$861,000, construction \$15,642,000 (\$13,787,000 contracts, \$965,000 contingency, \$890,000 administration, testing, inspection) and \$177,000 equipment

\$ 846,000 local funds previously allocated: preliminary plans

\$24,439,000 local funds to be allocated: working drawings \$1,147,000, construction \$23,115,000 (\$20,460,000 contracts, \$1,432,000 contingency, \$1,223,000 administration, testing, inspection) and \$177,000 equipment

CEQA

A Final Notice of Determination (SCH #2004111025) on an Environmental Impact Report for the campus-wide Master Plan that includes this project was submitted to the State Clearinghouse on January 28, 2005 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: August 2009
Complete construction: December 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 33

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, BAILEY LIBRARY
MODERNIZATION/ADDITION
EAST LOS ANGELES COLLEGE, LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-303-6049 (4)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Los Angeles Community College District, Bailey Library Modernization/Addition
East Los Angeles College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project remodels and adds an additional 9,130 asf to the existing Bailey Library building. The new space adds 1,670 asf laboratory and 9,698 asf library, and removes 1,050 asf office, 915 asf AV/TV, and 273 asf of support space.

Funding and Project Cost Verification

This project is within cost.

\$20,174,000 total estimated project costs

\$20,174,000 total authorized project costs

\$ 457,000 state project costs previously allocated: preliminary plans

\$ 9,629,000 state project costs to be allocated: working drawings \$400,000, construction \$8,519,000 (\$7,566,000 contracts, \$524,000 contingency, \$429,000 administration, testing, inspection) and \$710,000 equipment

\$ 458,000 local funds previously allocated: preliminary plans

\$ 9,630,000 local funds to be allocated: working drawings \$401,000, construction \$8,519,000 (\$7,565,000 contracts, \$524,000 contingency, \$430,000 administration, testing, inspection) and \$710,000 equipment

CEQA

A Notice of Determination (SCH #2004109028) for the District's Facility Master Plan including this project was submitted to the State Clearinghouse on October 7, 2004 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: November 2008
Complete construction: January 2011

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 34

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, JEFFERSON HALL MODERNIZATION
LOS ANGELES CITY COLLEGE, LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (16)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Los Angeles Community College District, Jefferson Hall Modernization
Los Angeles City College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project will renovate the 47 year old Jefferson Hall building to provide an efficient configuration of classrooms, computer labs, and support spaces. The remodeled building will have 21,124 asf lecture, 3,060 asf labs, 6,719 asf office, and 557 asf AV/TV space.

Funding and Project Cost Verification

This project is within cost.

\$7,995,000 total estimated project costs

\$7,995,000 total authorized project costs

\$ 173,000 state project costs previously allocated: preliminary plans

\$3,824,000 state project costs to be allocated: working drawings \$171,000, construction \$3,465,000 (\$3,042,000 contracts, \$208,000 contingency, \$215,000 administration, testing, inspection) and \$188,000 equipment

\$ 173,000 local funds previously allocated: preliminary plans

\$3,825,000 local funds to be allocated: working drawings \$171,000, construction \$3,465,000 (\$3,042,000 contracts, \$209,000 contingency, \$214,000 administration, testing, inspection) and \$189,000 equipment

CEQA

A Notice of Determination (SCH #2002011125) for the District's Facility Master Plan including this project was submitted to the State Clearinghouse on July 1, 2002 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: December 2008
Complete construction: September 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 35

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, LIBRARY/LEARNING RESOURCE
CENTER
LOS ANGELES HARBOR COLLEGE, LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (17)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Los Angeles Community College District, Library/Learning Resource Center
Los Angeles Harbor College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project demolishes the existing obsolete 56 year old library building and builds a new 30,106 asf library/learning resource center. The new space will include 2,310 asf laboratory, 1,440 asf office, 20,751 asf library, 1,785 asf AV/TV, and 3,820 asf library support space.

Funding and Project Cost Verification

This project is within cost.

\$28,473,000 total estimated project costs

\$28,473,000 total authorized project costs

\$ 704,000 state project costs previously allocated: preliminary plans

\$13,533,000 state project costs to be allocated: working drawings \$514,000, construction \$12,723,000 (\$11,547,000 contracts, \$578,000 contingency, \$598,000 administration, testing, inspection) and \$296,000 equipment

\$ 704,000 local funds previously allocated: preliminary plans

\$13,532,000 local funds to be allocated: working drawings \$514,000, construction \$12,723,000 (\$11,548,000 contracts, \$577,000 contingency, \$598,000 administration, testing, inspection) and \$295,000 equipment

CEQA

A Notice of Determination (SCH #2002091037) for the District's Facility Master Plan including this project was submitted to the State Clearinghouse on July 14, 2003 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: November 2008
Complete construction: January 2011

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 36

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, LEARNING ASSISTANCE CENTER
RENOVATION
LOS ANGELES TRADE-TECH COLLEGE, LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (18)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Los Angeles Community College District, Learning Assistance Center Renovation
Los Angeles Trade-Technical College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project will renovate the existing library and develop the building's basement to usable space. The net change of this project will add 3,940 asf office, 9,727 asf library, and 6,332 asf of library support space in addition to removing 614 asf lecture, 2,943 asf laboratory, and 205 asf AV/TV space.

Funding and Project Cost Verification

This project is within cost.

\$58,663,000 total estimated project costs

\$58,663,000 total authorized project costs

\$ 1,057,000 state project costs previously allocated: preliminary plans

\$28,273,000 state project costs to be allocated: working drawings \$1,246,000, construction \$26,660,000 (\$23,775,000 contracts, \$1,630,000 contingency, \$1,255,000 administration, testing, inspection) and \$367,000 equipment

\$ 1,058,000 local funds previously allocated: preliminary plans

\$28,275,000 local funds to be allocated: working drawings \$1,246,000, construction \$26,661,000 (\$23,776,000 contracts, \$1,629,000 contingency, \$1,256,000 administration, testing, inspection) and \$368,000 equipment

CEQA

A Notice of Determination (SCH #2004121007) for the District's Facility Master Plan including this project was submitted to the State Clearinghouse on September 21, 2005 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: November 2008
Complete construction: January 2011

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 37

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS RIOS COMMUNITY COLLEGE DISTRICT, PERFORMING ARTS MODERNIZATION
SACRAMENTO CITY COLLEGE, SACRAMENTO COUNTY**

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (24)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Los Rios Community College District, Performing Arts Modernization
Sacramento City College, Sacramento County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project modernizes the facilities for the performing arts program. Design refinements have increased the size of the project by 216 asf for a total of 34,844 asf. Project spaces include 3,980 asf lecture, 10,135 asf laboratory, 4,195 asf office, 16,114 asf assembly, and 420 asf storage.

Funding and Project Cost Verification

This project is within cost.

\$20,236,000 total authorized project costs

\$20,236,000 total estimated project costs

\$ 154,000 state project costs previously allocated: preliminary plans

\$16,035,000 state project costs to be allocated: working drawings \$127,000, construction \$15,908,000 (\$13,901,000 contracts, \$1,077,000 contingency, \$930,000 administration, testing, inspection)

\$ 914,000 local funds previously allocated: preliminary plans

\$ 3,133,000 local funds to be allocated: working drawings \$693,000, construction \$1,489,000 and equipment \$951,000

CEQA

A Notice of Determination (SCH #2008048156) was submitted to the State Clearinghouse on April 9, 2008 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: June 2009
Complete construction: October 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 38

CALIFORNIA COMMUNITY COLLEGES (6870)
NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT, TECHNOLOGY &
ENGINEERING COMPLEX
FULLERTON COLLEGE, ORANGE COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (27)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
North Orange County Community College District, Technology & Engineering Complex
Fullerton College, Orange County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project renovates the 54,878 asf Technical Education Building containing 13,319 asf lecture space, 35,660 asf lab space, 5,419 asf office space, and 480 asf other space. The project also replaces the existing single-story #900 Trade Technical and #910 Automotive Technology Buildings with a single new facility which will provide 22,711 asf made up of 1,551 asf lecture space, 20,101 asf lab space and 1,059 asf office space.

Funding and Project Cost Verification

This project is within cost.

\$41,508,000 total authorized project costs

\$41,508,000 total estimated project costs

\$ 1,093,000 state project costs previously allocated: preliminary plans

\$36,264,000 state project costs to be allocated: working drawings \$2,009,000, construction \$34,101,000 (\$30,455,000 contracts, \$1,983,000 contingency, \$1,663,000 administration, testing, inspection), and \$154,000 equipment

\$ 345,000 local funds previously allocated: preliminary plans

\$ 3,806,000 local funds to be allocated: construction \$3,789,000 (\$3,384,000 contracts, \$220,000 contingency, \$185,000 administration, testing, inspection) and equipment \$17,000

CEQA

An Environmental Impact Report (SCH #2003041003) was submitted to the State Clearinghouse on November 17, 2003 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: January 2009
Complete construction: March 2011

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 39

CALIFORNIA COMMUNITY COLLEGES (6870)
OHLONE COMMUNITY COLLEGE DISTRICT, BELOW GRADE
WATER INTRUSION REPAIR
OHLONE COLLEGE, ALAMEDA COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-303-6049 (2)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Ohlone Community College District, Below Grade Water Intrusion Repair
Ohlone College, Alameda County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project will restore the campus sub-drain system, remove moisture, fungus and mold and restore infrastructure damaged by ground water infiltration. The project will impact buildings 1-6, 8,9, 12,22 and the Mission Reservoir.

Funding and Project Cost Verification

This project is within cost.

\$12,179,000 total authorized project costs

\$12,179,000 total estimated project costs

\$ 654,000 state project costs previously allocated: preliminary plans

\$10,725,000 state project costs to be allocated: working drawings \$553,000, construction \$10,172,000 (\$8,899,000 contracts, \$673,000 contingency, \$600,000 administration, testing, inspection)

\$ 47,000 local funds previously allocated: preliminary plans

\$ 753,000 local funds to be allocated: working drawings \$36,000, construction \$717,000 (construction contracts \$717,000)

CEQA

A Negative Declaration (SCH #2008042085) was submitted to the State Clearinghouse on April 18, 2008 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: February 2009
Complete construction: May 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 40

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, CAMPUS BUILDING
CITY COLLEGE OF SAN FRANCISCO, CHINATOWN CENTER, SAN FRANCISCO COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (36)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
San Francisco Community College District, Campus Building
City College of San Francisco, Chinatown Center, San Francisco County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project constructs a 91,104 asf complete campus facility. Minor design refinements have adjusted the asf from 91,104 asf to 92,959, an increase of 1,855 asf (2%). The facility contains 18,764 asf of lecture space, 28,547 asf laboratory space, 10,187 asf office and administrative support space, 10,262 asf library space, 1,280 asf AVTV space and 23,919 asf other instructional and support space.

Funding and Project Cost Verification

This project is within cost.

\$128,599,000 total authorized project costs

\$128,599,000 total estimated project costs

\$ 167,000 state project costs previously allocated: preliminary plans

\$ 46,588,000 state project costs to be allocated: working drawings \$177,000, construction \$41,404,000 (\$36,500,000 contracts, \$2,420,000 contingency, \$2,484,000 administration, testing, inspection) and equipment \$5,007,000

\$ 4,002,000 local funds previously allocated: preliminary plans

\$ 77,842,000 local funds to be allocated: working drawings \$4,519,000, construction \$73,323,000 (construction contracts \$67,943,000; \$2,802,000 contingency; \$2,578,000 administration, testing, inspection)

CEQA

A Notice of Determination (SCH #1998031039) was submitted to the State Clearinghouse on October 27, 2007 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: February 2009
Complete construction: July 2011

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 41

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT, CUNNINGHAM MATH/SCIENCE
REPLACEMENT
SAN JOAQUIN DELTA COLLEGE, SAN JOAQUIN COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (38)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
San Joaquin Community College District, Cunningham Math/Science Replacement
San Joaquin Delta College, San Joaquin County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project will replace the existing Math/Science Building with a new 71,839 asf building containing 40,427 asf lab space, 11,796 asf lecture space, 12,118 asf office space, 4,498 asf AVTV space, and 3,000 asf other support space.

Funding and Project Cost Verification

This project is within cost.

\$61,249,000 total authorized project costs

\$61,249,000 total estimated project costs

\$ 1,048,000 state project costs previously allocated: preliminary plans

\$28,405,000 state project costs to be allocated: working drawings \$1,254,000, construction \$26,363,000 (\$23,857,000 contracts, \$1,250,000 contingency, \$1,256,000 administration, testing, inspection), and equipment \$788,000

\$ 1,048,000 local funds previously allocated: preliminary plans

\$30,748,000 local funds to be allocated: working drawings \$1,254,000, construction \$28,658,000 (\$26,152,000 contracts, \$1,250,000 contingency, \$1,256,000 administration, testing, inspection), and equipment \$836,000

CEQA

A Notice of Determination (SCH #2005112092) was submitted to the State Clearinghouse on December 14, 2006 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: December 2008
Complete construction: March 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 42

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA CLARITA COMMUNITY COLLEGE DISTRICT, LIBRARY ADDITION
COLLEGE OF THE CANYONS, LOS ANGELES COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (41)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
Santa Clarita Community College District, Library Addition
College of the Canyons, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project constructs a 37,345 asf addition to the existing library. Minor design refinements have adjusted the asf from 37,345 to 37,684, an increase of 339 asf (.9 percent). The new addition contains 9,146 asf laboratory space, 27,764 asf library space, and 774 asf other library support space.

Funding and Project Cost Verification

This project is within cost.

\$24,724,000 total authorized project costs

\$24,724,000 total estimated project costs

\$ 207,000 state project costs previously allocated: preliminary plans

\$14,306,000 state project costs to be allocated: working drawings \$247,000, construction \$11,902,000 (\$10,652,000 contracts, \$600,000 contingency, \$650,000 administration, testing, inspection), and equipment \$2,157,000

\$ 553,000 local funds previously allocated: preliminary plans

\$ 9,658,000 local funds to be allocated: working drawings \$705,000, construction \$8,212,000 (\$7,580,000 contracts, \$345,000 contingency, \$287,000 administration, testing, inspection), and equipment \$741,000

CEQA

A Notice of Determination (SCH #2001121058) was submitted to the State Clearinghouse on August 29, 2002 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: January 2009
Complete construction: August 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 43

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST KERN COMMUNITY COLLEGE DISTRICT, TIL CENTER
TAFT COLLEGE, KERN COUNTY

Authority: Chapters 171 and 172, Statutes 2007, Item 6870-303-6049 (7)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS – ITEM

California Community Colleges
West Kern Community College District, TIL Center
Taft College, Kern County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The project constructs space for the Transition to Independent Living Center (TIL Center). The two-year program teaches adults with various disabilities the basics of living independently as productive citizens. The space includes 10,216 asf demonstration space, 3,090 asf office space, and 798 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$13,177,000 total authorized project costs

\$13,177,000 total estimated project costs

\$ 115,000 state project costs previously allocated: preliminary plans

\$10,426,000 state project costs to be allocated: working drawings \$561,000, construction \$9,451,000 (\$8,280,000 contracts, \$528,000 contingency, \$643,000 administration, testing, inspection), and equipment \$414,000

\$ 296,000 local funds previously allocated: preliminary plans

\$ 2,340,000 local funds to be allocated: working drawings \$56,000, construction \$2,284,000 (\$2,284,000 contracts).

CEQA

A Notice of Determination (SCH #2005021089) was submitted to the State Clearinghouse on June 21, 2006 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008
Approve working drawings: December 2008
Complete construction: April 2010

Staff Recommendation: Approve preliminary plans.

ACTION ITEMS

ACTION ITEM — 1

DEPARTMENT OF GENERAL SERVICES (1760)
MILITARY DEPARTMENT (8940)
CONSOLIDATED HEADQUARTERS COMPLEX
SACRAMENTO COUNTY
Project No. MIL 502A, DGS Property No. 10437

*Authority: Chapters 47 and 48, Statutes of 2006, Item 8940-301-0001 (1)
Chapters 171 and 172, Statutes of 2007, Item 8940-301-0001 (0.5)*

Consider:

- a. **Authorizing site selection**
- b. **Recognizing scope change**
- c. **Approving the acquisition of a purchase option for approximately 30 acres**

ACTION ITEMS

STAFF ANALYSIS

Department of General Services
Military Department
Consolidated Headquarters Complex
Sacramento County

Action Requested

If adopted, the requested action will authorize site selection, recognize a scope change and approve the acquisition of a purchase option.

Scope Description

This project is not within scope. The Military Department and Department of General Services (DGS) seek site selection of 30.53 acres of land located at the southwest corner of Airpark Drive and Bear Hollow Drive in the Mather Field area of Sacramento County, as a site to build an approximately 300,000 square foot (sf) building and 22,600 square foot supply facility.

The site is to serve as a fully functional National Guard headquarters facility meeting the federal security requirements for Department of Defense structures, namely security setbacks.

The site is one-half acre larger than the existing scope of 30 acres. This additional acreage reflects that the northernmost edge of the property extends to the center of Bear Hollow Drive rather than the edge of the road as originally thought. The City of Rancho Cordova has a right-of-way easement for the road, and, therefore, this half acre cannot be developed. While provisional language in the 2006 Budget Act states that the site be no more than 30 acres, the Supplemental Report Language provides for approximately 30 acres.

On May 29, 2008, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its recommendation that the PWB approve this scope change. Additionally, the letter requested that the Committees expedite their review of the scope change and provide a response to the Department of Finance by June 13, 2008. The Legislative Analyst's Office (LAO) indicated that they do not have concerns with the property's size.

Purchase Option

The 2006 Budget Act authorized the state to acquire a purchase option to reserve, for no less than two years, the right to purchase the subject property. The proposed purchase option term allows the state to reserve the property for up to four years, thereby meeting the required time commitment. During this time, the property owner would continue to maintain the property.

Other elements of the purchase option include the following:

- A total cost not to exceed \$550,000, with the state to provide \$175,000 for the first year of the option, and \$125,000 for each of the three following years.
- One-half of the option payment shall be credited towards the property's purchase price of \$10,455,000. This price is based upon a DGS-approved appraisal of the developable 30 acres and is within market parameters.
- If the state elects to terminate the option, the option payment for the time period paid up until that point shall be retained by the property owner and not subject to proration. Any unrealized one year option payments remaining shall not be required to be made by the state.
- This property is subject to a development agreement with the City of Rancho Cordova that could affect the functionality of the site. Within the first 120 days, the developer
- and the state will work with the city to determine if the development agreement can be removed. If, after 120 days, it is not possible to remove the development agreement, there will be 60 days to decide whether it would consider taking the property subject to the agreement. If yes, the developer shall provide \$250,000 plus interest to compensate the state for administrative and management costs associated with any performance the state may be required to undertake pursuant to the development agreement. If no, the developer shall return to the state the \$175,000 plus interest provided for the first year of the purchase option.

The DGS will report by the November 14, 2008 Public Works Board (PWB) meeting on the status of the development agreement. If the development agreement cannot be removed, the PWB will determine whether to remain in the purchase option.

Funding and Cost Verification

This project is within cost. Chapters 47 and 48, Statutes of 2006, Item 8940-301-0001 (1), provides \$1,000,000 and Chapters 171 and 172, Statutes of 2007, Item 8940-301-0001 (0.5) provides an additional \$100,000 for the purchase option and associated costs.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 3, 2007. The 35-day statute of limitations expired on January 6, 2008.

Project Schedule

The project schedule is as follows:

Acquire Purchase Option: June 2008

Condition of Property

For this property, staff from the DGS, Environmental Services Section (ESS), have conducted field surveys, performed background research on the historical use of the property, and directed the preparation of a site suitability analysis. The most recent field survey to the site was February 15, 2008. (DGS-ESS) staff has also reviewed an Environmental Site Assessment, Phase I (ESA Phase I) report (Wallace-Kuhl and Associates, Inc., March 9, 2007).

The property is planned for office/commercial development and is currently graded with previously installed below-grade utilities and sidewalks. The property is covered with ruderal weeds and annual grasses.

While the subject property has no history of industrial or residential use the area was altered to a limited degree by aggregate mining. The final grade of the property is slightly below the elevation of land outside of the area that was subjected to aggregate extraction. However, the property was not the site of processing equipment or used for the storage of hazardous materials. The current surface of the property is uniformly graded in anticipation of office development.

The ESA Phase I report and a peer review report prepared by a geotechnical consultant found the site has a very low potential for the occurrence of conditions of concern. Because the compaction of the graded surface soils can not be fully confirmed, development of the site may require some over-excavation and re-compaction but this would be typical of many properties. There is an area-wide plume of solvents contaminating the groundwater that has occurred to the east and southwest of the property, but the responsibility for treatment of this plume is well established. The state would not be held responsible for any contaminated groundwater found under this site because of the third party nature of its potential ownership. The site was evaluated for office uses in light of its proximity to an active runway. It was determined that no aviation hazards or acoustical conflicts would occur because of the orientation of the runway and the site's distance from areas of aircraft operation.

Other:

- The property is vacant and no relocation assistance is involved with this project.
- There is no implied dedication applicable to this property.
- Access to the property is from Highway 50 off Zinfandel Boulevard. Based on the existence of a short section of roadway just south of the property there may be plans to connect the area to the main roadway that services Mather Airport, which would substantially improve access.

(Other Cont.)

- Land adjacent to the site includes completed single-family homes, an elementary school, a local drainage canal, open space, other undeveloped commercial properties, and a storm water detention basin. In close proximity to the site is the Mather Airport and a National Guard rotary-wing unit.
- The Military Department is not aware of any pending lawsuits concerning the property. However, a July 3, 2007 judgment in the amount of \$25,615 by the Sacramento County Tax Collector has been recorded against the property. If the state exercises the purchase option, this will be cleared.

Staff Recommendation: Authorize site selection and recognize a scope change. Approve acquisition of a purchase option and require DGS to report on efforts to remove the development agreement within 180 days from the Option Commencement Date.

ACTION ITEM

ACTION ITEM – 2

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
STATEWIDE CONSTRUCT COMMUNICATION FACILITIES, PHASE IV
VARIOUS COUNTIES

Authority: Chapters 47 and 48, Statutes of 2006, Item 3450-301-0001 (5)

Approve preliminary plans while recognizing CEQA is incomplete

ACTION ITEM

STAFF ANALYSIS – ITEM

Department of Forestry and Fire Protection
Statewide: Construct Communication Facilities, Phase IV

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The approved project replaces four existing telecommunication facilities (Red Mountain, Telegraph Hill, Deadwood Peak, Strawberry Peak) with new towers, vaults and other supporting infrastructure. The new facilities will meet essential services seismic standards and have a 25-year life expectancy. The new towers shall be self-supporting, 4-legged lattice structures with upper monopoles, safety ladders, platforms and lightning arrestors. VHF and microwave equipment including necessary accessories will be installed. Demolition of existing facilities is included.

Funding and Cost Verification

This project is within cost. A total of \$1,834,000 has been appropriated for preliminary plans and working drawings.

\$10,272,000	total estimated project costs
\$10,272,000	total recognized project costs
\$ 745,000	project costs previously allocated: preliminary plans
\$ 1,089,000	project costs to be allocated: working drawings \$1,089,000
\$ 8,438,000	future funding required: construction \$8,438,000 (\$6,273,000 contract, \$314,000 contingency, \$822,000 A&E, \$481,000 other project costs and \$548,000 for agency-retained items)

CEQA

Notices of Exemption were filed on May 14, 2008, for Red Mountain, Telegraph Hill and Deadwood Peak, and the statute of limitations for legal challenges for these sites will end on June 18, 2008.

A Negative Declaration will be filed for Strawberry Peak on August 1, 2008, and the statute of limitations will expire September 2, 2008. A Notice of Determination will also be filed for Strawberry Peak on September 9, 2008, and the statute of limitations for legal challenges will expire on October 10, 2008.

Real Estate Due Diligence

Summary of Conditions Memos were prepared by the Department of General Services (DGS) for each of the sites in 2008. The following issues were noted that could affect the development and use of these facilities.

The site lease for the Telegraph Hill site will expire in approximately 9 years. Renewal of this lease will be completed prior to the start of construction and is not anticipated to be an issue.

The Special Use Permit (SUP) for the Strawberry Peak site will expire in approximately 12 years. It is expected that these issues will be resolved with a lease or use-permit extension prior to the start of construction and is not expected to be an issue.

The SUP for the Red Mountain site will expire in 2022 and the US Forest Service has indicated that this lease will not be re-issued because this site has been declared a Native American Traditional cultural area by the Six Rivers National Forest 1995 Land and Resource Management Plan (the Plan) managed by the U.S Forest Service. The current SUP requires that all remnants of the telecommunications operations be removed when the permit expires. Because the next update of the Plan will not be completed for a number of years, this issue will not be resolved prior to the start of construction. However, Cal Fire anticipates that an extension of the SUP will eventually be granted prior to the expiration of the current SUP.

Project Schedule

The overall project schedule is as follows:

Approve preliminary plans:	June 2008
Approve working drawings:	July 2009
Complete Construction:	December 2010

Other

- It has been the Board's policy to not approve preliminary plans for projects until CEQA has been completed. Although statute does not require that the Board wait until CEQA is complete, as the Board is not the lead or responsible agency, waiting until CEQA issues have been resolved assures the Board that design changes will not be required due to CEQA challenges. Although the CEQA process for this project will not be complete until October 2008, these facilities are being re-constructed on existing sites and there are not expected to be any legal challenges filed during the litigation period. In the event issues are raised, these issues will be brought to the Board immediately.
- Funding for the working drawings phase of this project will expire on June 30, 2008, and must be transferred to the Architectural Revolving Fund by this date to ensure the next phase of this project can be completed without delay. Therefore, staff recommends approval of preliminary plans prior to the completion of CEQA to ensure this critical public safety project is not delayed. To minimize risk, PWB Staff will ensure that DGS not proceed with working drawings on any site until the completion of CEQA has been verified by staff.
- By continuing with the Red Mountain site prior to securing a lease extension that runs for the useful life of the facility (25+ years), there is a risk that the remaining economic value of the improvements could be lost. However, the Department of Forestry and Fire Protection asserts that this risk is acceptable for the following reasons: 1) the existing structures cannot be refurbished and used for another 14 years without replacement; 2) the likelihood that the current location will be restricted from use in 2022 is very low since the Plan did not take into account the various emergency services provided from this location; 3) other potential sites in the surrounding area are covered by the same restrictions in the Plan; 4) the U.S. Forest Service will be unable to shut down the facilities providing the emergency services without providing an alternative site. Given this information, CDF is confident that the SUP will be renewed and available for the duration of the facility's useful life.

Staff Recommendation:

Approve preliminary plans, recognizing that CEQA has not been completed, and require DGS to certify that CEQA has been completed without challenge and obtain approval to proceed from staff before expending working drawings funds on each site.

ACTION ITEM

ACTION ITEM – 3

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SMALL MANAGEMENT EXERCISE YARDS
STATEWIDE**

*Authority: Chapters 47 and 48, Statutes of 2006, Item 5225-301-0001(4.5)
Chapters 171 and 172, Statutes of 2007, Item 5225-301-0001(2)*

- a. **Recognize scope change**
- b. **Approve increased cost within appropriation (2006 appropriation) \$395,000**
- c. **Approve augmentation (2006 appropriation) \$401,280**
(19.9 percent of total project)
- d. **Approve augmentation (2007 appropriation) \$181,289**
(19.9 percent of total project)

ACTION ITEM

STAFF ANALYSIS – ITEM

Department of Corrections and Rehabilitation
Small Management Exercise Yards
Statewide

Action Requested

The requested action will recognize a scope change, approve increased costs within appropriation (2006 appropriation), and approve an augmentation (2006 appropriation and 2007 appropriation) for two active Statewide: Small Management Exercise Yards projects.

Scope Description

These projects are not within scope. The Department of Corrections and Rehabilitation (CDCR) has requested a scope change for two active Small Management Exercise Yard (SMY) projects and an augmentation to the appropriation for each of these projects. These actions are necessary to expedite completion of the remaining SMYs which serve the statewide Administrative Segregation Unit (ASU) population in compliance with a *Coleman* Court order.

The *Coleman* Court has ordered that all necessary steps be taken to complete the construction of 1,162 SMYs necessary to serve inmates housed in ASUs by June 30, 2009. These yards are necessary to ensure inmates housed in ASUs are able to have at least 10 hours per week of yard time. To date, 578 SMYs necessary to comply with this order have been constructed. In addition, 149 SMYs are currently in design and 108 SMYs under construction. To comply with the Court order, CDCR must design an additional 327 SMYs, and complete construction for an additional 476 SMYs on or before June 30, 2009.

In order to comply with this order, this request seeks:

- Augmentation to the Budget Act of 2006 SMY project appropriation (2006 Project) of \$401,280 (14.8 percent of the total project). This augmentation, combined with a previous augmentation of \$140,000, will result in a cumulative augmentation to the 2006 Project of \$541,280 (19.9 percent of the total project).
- Scope change for the 2006 Project to allow CDCR to fabricate wall and roof panels for an additional 63 ASU SMYs.
- Augmentation to the Budget Act of 2007 SMY project appropriation (2007 Project) of \$181,289 (19.9 percent of the total project).
- Scope change for the 2007 Project to allow CDCR to complete design for an additional 272 ASU SMYs.

Funding and Project Cost Verification

These projects are not within cost.

The 2006 Project

The Budget Act of 2006 appropriated \$2,720,000 General Fund for the 2006 Project to construct 80 ASU SMYs at 4 institutions (20 each at Mule Creek State Prison; California State Prison, Solano [SOL]; Wasco State Prison; and Richard J. Donovan Correctional Facility). The project was augmented by \$140,000 for real estate review activities. Subsequently, the State Public Works Board approved a scope change to remove the 20 SMYs at SOL from the scope of this project as a result of construction cost increases, reducing the project scope to 60 SMYs. Concurrently, \$395,000 was reverted from the project because of expected project savings from the scope change and a determination that the \$140,000 for real estate review was not needed.

CDCR proposes to restore the reverted funds and to augment the project to the maximum extent possible to make \$796,280 available. In addition, CDCR proposes to change the scope of the project to allow these funds to be used to fabricate the wall and roof panels for an additional 63 SMYs, which will be ready for use in the completion of yards upon appropriation of additional construction funding. Fabrication of these 63 SMYs is anticipated to begin in June 2008 and be completed in October 2008.

\$2,465,000 total authorized project costs

\$3,261,000 total estimated project costs

\$2,465,000 project costs previously allocated: construction (\$1,871,000 contract, \$118,000 contingency, \$351,000 other project costs, \$125,000 agency retained items)

\$ 395,000 requested increased cost within appropriation: construction

\$ 401,000 requested augmentation: construction

The 2007 Project

The Budget Act of 2007 appropriated \$911,000 General Fund for preliminary plans and working drawings for 179 SMYs at 6 institutions, including 20 each at California Correctional Center, Sierra Conservation Center, and North Kern State Prison; 31 at San Quentin State Prison; 38 at Correctional Training Facility; and 50 at California Correctional Institution (CCI). Except for the 50 yards at CCI, the SMYs are necessary to serve the ASU population at each institution.

CDCR reports it will complete the preliminary plans and working drawings for the 179 SMYs contained in the original scope of this project under budget, and has identified project savings of \$611,000. CDCR proposes to use the project savings and to augment the project to the maximum possible (\$181,289) to make \$792,289 available. In addition, CDCR proposes to change the scope of the project to design an additional 272 ASU SMYs at 14 institutions.

\$ 911,000 total authorized project costs

\$1,092,000 total estimated project costs

\$ 911,000 project costs previously allocated: \$556,000 preliminary plans and \$355,000 working drawings

\$ 181,000 requested augmentation: preliminary plans and working drawings

Although we recognize that the magnitude of this scope change and augmentation request is unusual, we concur with this request pursuant to Government Code Section 13332.11 because of the *Coleman* Court order requiring the completion of the remainder of the ASU SMYs by June 30, 2009 and the time and funding constraints this places on CDCR.

On May 13, 2008, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recognize these scope changes, approve this increased cost within appropriation, and approve these augmentations at the State Public Works Board meeting on June 13, 2008.

CEQA

Appropriate CEQA documentation for these projects will be completed during the design phase.

Real Estate Due Diligence

Appropriate due diligence documentation for these projects will be completed during the design phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2008
Approve working drawings:	November 2008
Complete construction:	To be determined

Staff Recommendation:

Recognize scope changes, approve increased costs within appropriation, and approve augmentations.

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.